Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	26 Peter Avenue, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$94	10,000	&	\$1,020,000
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Median sale price

Median price	\$1,063,500	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/01/2020	to	31/12/2020		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	55 Kerrimuir St BOX HILL NORTH 3129	\$999,999	16/12/2020
2	2 1/20 Glen Ebor Av BLACKBURN 3130		21/11/2020
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



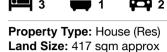
Date of sale



Troy Sheehan
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Indicative Selling Price \$940,000 - \$1,020,000 Median House Price Year ending December 2020: \$1,063,500





Agent Comments

Comparable Properties



55 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)

Price: \$999,999 **Method:** Private Sale **Date:** 16/12/2020 **Rooms:** 4

Property Type: House (Res) **Land Size:** 375 sqm approx

Agent Comments



1/20 Glen Ebor Av BLACKBURN 3130 (REI/VG) Agent Comments

Price: \$950,000 Method: Private Sale Date: 21/11/2020 Property Type: House Land Size: 477 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: (03) 9908 5700



