

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Peter Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$940,000

&

\$1,020,000

Median sale price

Median price \$1,063,500

Property 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	55 Kerrimuir St BOX HILL NORTH 3129	\$999,999	16/12/2020
2	1/20 Glen Ebor Av BLACKBURN 3130	\$950,000	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.~~

This Statement of Information was prepared on:

25/02/2021 15:18



 3  1  2

Property Type: House (Res)

Land Size: 417 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  1

Price: \$999,999

Method: Private Sale

Date: 16/12/2020

Rooms: 4

Property Type: House (Res)

Land Size: 375 sqm approx



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

 3  1  1

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.