

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

20 Kurrajong Way, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,243,600

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2023

to

31/12/2023

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	22 Primrose St BLACKBURN NORTH 3130	\$1,525,000	02/12/2023
2	18 Shafer Rd BLACKBURN NORTH 3130	\$1,199,000	16/12/2023
3	9 Kurrajong Way BLACKBURN NORTH 3130	\$1,045,000	12/08/2023

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:

29/01/2024 16:13



 3  2  2

Property Type: House
Land Size: 365 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2023: \$1,243,600

Comparable Properties



22 Primrose St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,525,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



18 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  3

Price: \$1,199,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 590 sqm approx



9 Kurrajong Way BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Townhouse (Res)
Land Size: 209 sqm approx

Account - Barry Plant | P: 03 9842 8888