

# 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

34 Katrina Street, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$995,000 Property Type House Suburb Blackburn North

Period - From 01/10/2018 to 30/09/2019 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 | 10 Chapman St BLACKBURN NORTH 3130 | \$1,023,000 | 27/10/2019   |
| 2 | 1 Julie St BLACKBURN NORTH 3130    | \$991,000   | 21/09/2019   |
| 3 | 19 Jessie St BLACKBURN NORTH 3130  | \$943,500   | 16/11/2019   |

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:

18/01/2020 13:22

34 Katrina Street, Blackburn North Vic 3130



Stephen Le Get

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**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median House Price**

Year ending September 2019: \$995,000



3 1 1

**Property Type:** House

**Land Size:** 590 sqm approx

**Agent Comments**

## Comparable Properties



**10 Chapman St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,023,000

**Method:** Auction Sale

**Date:** 27/10/2019

**Property Type:** House (Res)

**Land Size:** 375 sqm approx



**1 Julie St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$991,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 587 sqm approx

**19 Jessie St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$943,500

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 593 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.