

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

9 Kent Close, Blackburn North Vic 3130

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,116,500 Property Type House Suburb Blackburn North

Period - From 01/10/2019 to 30/09/2020 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	70 Roy St DONVALE 3111	\$902,000	11/10/2020
2	15 Russell St NUNAWADING 3131	\$880,000	09/10/2020
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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: 11/01/2021 15:32



Property Type: House
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median House Price
 Year ending September 2020: \$1,116,500

Comparable Properties



70 Roy St DONVALE 3111 (REI)

Agent Comments



Price: \$902,000
Method: Private Sale
Date: 11/10/2020
Property Type: House (Res)
Land Size: 670 sqm approx

15 Russell St NUNAWADING 3131 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 09/10/2020
Property Type: House (Res)
Land Size: 642 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.