

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

4 Blake Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Blackburn North

Period - From 01/01/2022 to 31/03/2022 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.

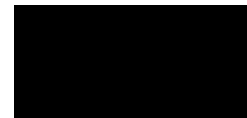
	Address of comparable property	Price	Date of sale
1	28 Gunyah Rd BLACKBURN NORTH 3130	\$1,242,000	05/03/2022
2	22 Kneale Dr BOX HILL NORTH 3129	\$1,200,000	10/04/2022
3	221 Springfield Rd BLACKBURN NORTH 3130	\$1,200,000	12/02/2022

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:

06/05/2022 09:17



Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2022: \$1,360,000

Comparable Properties



28 Gunyah Rd BLACKBURN NORTH 3130 (VG) Agent Comments



Price: \$1,242,000

Method: Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 617 sqm approx



22 Kneale Dr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 10/04/2022

Property Type: House (Res)

Land Size: 601 sqm approx



221 Springfield Rd BLACKBURN NORTH 3130 (REI/VG) Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 651 sqm approx

Account - 11 North Property Group | P: 1300 353 836