

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

14A Jessie Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$638,000 & \$698,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Blackburn North

Period - From 01/01/2019 to 31/12/2019 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	2/138 Junction Rd NUNAWADING 3131	\$695,000	21/10/2019
2	4/17 Burnt St NUNAWADING 3131	\$650,000	15/02/2020
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:

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Indicative Selling Price

\$638,000 - \$698,000

Median Unit Price

Year ending December 2019: \$770,000



 3  1  1

Property Type: Unit

Land Size: 213 sqm approx

Agent Comments

Comparable Properties

2/138 Junction Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Sold Before Auction

Date: 21/10/2019

Property Type: Unit



4/17 Burnt St NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 3

Property Type: Unit

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.