

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

5/9 Ventura Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$1,120,888 Property Type Townhouse Suburb Blackburn North

Period - From 18/12/2022 to 17/12/2023 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	1/25 Churchill St DONCASTER EAST 3109	\$885,000	07/07/2023
2	4/35 Middlefield Dr BLACKBURN NORTH 3130	\$865,000	22/07/2023
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: 18/12/2023 11:45

5/9 Ventura Street, Blackburn North Vic 3130

McGrath

Elliot Kyriakou

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Indicative Selling Price

\$860,000 - \$890,000

Median Townhouse Price

18/12/2022 - 17/12/2023: \$1,120,888



3 2 2

Property Type: Townhouse (Res)

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



1/25 Churchill St DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$885,000

Method: Sale

Date: 07/07/2023

Property Type: Flat/Unit/Apartment (Res)



4/35 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000

Method: Private Sale

Date: 22/07/2023

Property Type: Townhouse (Single)

Land Size: 181 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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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