

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

28 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,023,000

Property Type House

Suburb Blackburn North

Period - From 06/03/2019

to

05/03/2020

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	6 Junction Rd BLACKBURN NORTH 3130	\$970,000	29/02/2020
2	34 Katrina St BLACKBURN NORTH 3130	\$955,000	22/02/2020
3	98 Surrey Rd BLACKBURN NORTH 3130	\$910,000	14/12/2019

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:

06/03/2020 12:46



Property Type: House (Res)

Land Size: 628 sqm approx

Agent Comments

Comparable Properties



6 Junction Rd BLACKBURN NORTH 3130 (REI) **Agent Comments**



Price: \$970,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 604 sqm approx



34 Katrina St BLACKBURN NORTH 3130 (REI) **Agent Comments**



Price: \$955,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 590 sqm approx



98 Surrey Rd BLACKBURN NORTH 3130 (REI) **Agent Comments**



Price: \$910,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 613 sqm approx