

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

2/59 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$730,000

&

\$780,000

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	1/52 Eram Rd BOX HILL NORTH 3129	\$780,000	14/12/2019
2	1/57 Surrey Rd BLACKBURN NORTH 3130	\$767,000	09/11/2019
3	4/14 Frankcom St BLACKBURN 3130	\$720,000	10/10/2019

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:

16/03/2020 14:11



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending December 2019: \$770,000

Comparable Properties



1/52 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 5

Property Type: House (Res)



1/57 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$767,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

4/14 Frankcom St BLACKBURN 3130 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 10/10/2019

Property Type: Flat/Unit/Apartment (Res)