

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

24 Majtlis Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Blackburn North

Period - From 01/10/2020 to 31/12/2020 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	4 Heathfield Rise BOX HILL NORTH 3129	\$976,000	28/07/2020
2	51 Eram Rd BOX HILL NORTH 3129	\$970,000	12/10/2020
3	17 Wetherby Rd DONCASTER 3108	\$960,000	29/07/2020

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

\$950,000 - \$1,000,000

Median House Price

December quarter 2020: \$1,090,000



Property Type:

Agent Comments

Comparable Properties

4 Heathfield Rise BOX HILL NORTH 3129 (VG) Agent Comments



Price: \$976,000

Method: Sale

Date: 28/07/2020

Property Type: House (Res)

Land Size: 589 sqm approx



51 Eram Rd BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$970,000

Method: Private Sale

Date: 12/10/2020

Property Type: House (Res)

Land Size: 542 sqm approx



17 Wetherby Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$960,000

Method: Private Sale

Date: 29/07/2020

Property Type: House

Land Size: 655 sqm approx