

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

1/13 Junction Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$949,000

Property Type Unit

Suburb Blackburn North

Period - From 01/07/2020

to

30/09/2020

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	1/2 Luckie St NUNAWADING 3131	\$730,000	10/10/2020
2	1/35 Middlefield Dr BLACKBURN NORTH 3130	\$715,000	27/06/2020
3	2/26 Middlefield Dr BLACKBURN NORTH 3130	\$712,500	20/08/2020

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:

02/12/2020 11:30

1/13 Junction Road, Blackburn North Vic 3130



PhilipWebb

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2020: \$949,000



Property Type: Flat

Agent Comments

Comparable Properties



1/2 Luckie St NUNAWADING 3131 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 10/10/2020

Rooms: 5

Property Type: Unit

Land Size: 332 sqm approx



1/35 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Unit

Land Size: 339 sqm approx



2/26 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$712,500

Method: Private Sale

Date: 20/08/2020

Property Type: Unit

Land Size: 229 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.