

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

34 Hibiscus Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,356,000

Property Type House

Suburb Blackburn North

Period - From 01/10/2021

to

31/12/2021

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	28 Majtlis St BLACKBURN NORTH 3130	\$1,314,500	02/10/2021
2	14 Bridgeford Av BLACKBURN NORTH 3130	\$1,313,500	23/10/2021
3	36 Slater Av BLACKBURN NORTH 3130	\$1,300,000	14/11/2021

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:

11/02/2022 14:53

34 Hibiscus Road, Blackburn North Vic 3130



3 bedrooms 1 bathroom 2 cars

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
December quarter 2021: \$1,356,000

Comparable Properties



28 Majtli St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,314,500
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 601 sqm approx



14 Bridgeford Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,313,500
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 646 sqm approx



36 Slater Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,300,000
Method: Private Sale
Date: 14/11/2021
Property Type: House
Land Size: 576 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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