

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

15 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,315,500

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2022

to

30/06/2022

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	23 Winifred St NUNAWADING 3131	\$1,030,000	26/08/2022
2	8 Greenglade Ct BLACKBURN NORTH 3130	\$1,000,000	17/09/2022
3	176 Junction Rd NUNAWADING 3131	\$962,000	21/05/2022

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:

21/09/2022 17:11



Property Type: House

Land Size: 629 sqm approx

Agent Comments

Comparable Properties



23 Winifred St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 26/08/2022

Property Type: House

Land Size: 584 sqm approx



8 Greenglade Ct BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 535 sqm approx



176 Junction Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$962,000

Method: Sale by Tender

Date: 21/05/2022

Property Type: House

Land Size: 618 sqm approx