

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 29 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,280,000 & \$1,400,000

Median sale price

Median price \$1,133,750 House X Unit Suburb Blackburn North
Period - From 01/04/2018 to 30/06/2018 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	16 Camellia St BLACKBURN NORTH 3130	\$1,410,000	24/03/2018
2	7 Ernest St BLACKBURN 3130	\$1,335,000	17/03/2018
3	41 Williams Rd BLACKBURN 3130	\$1,295,000	23/06/2018

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.

29 Koonung Road, Blackburn North

 4  2  2 OSP

Rooms:

Property Type: House (Res)

Land Size: 804 sqm approx

Agent Comments



Comparable Properties



16 Camellia St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 540 sqm approx



7 Ernest St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx

41 Williams Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  4

Price: \$1,295,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)