

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

2/101 Koonung Road, Blackburn North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$930,000

Median sale price

Median price

\$730,000

Property type

Townhouse

Suburb

Blackburn North

Period - From

01/04/2019

to

30/06/2019

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. 14A Gungah Road, Blackburn North	\$882,500	09/04/2019
2. 2/9 Vine Street, Blackburn	\$972,000	17/06/2019
3. 3/15 Kinkora Road, Blackburn North	\$955,000	26/03/2019

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:

04/09/2019

Comparable properties



\$882,500

14A Gonyah Road, Blackburn North, Victoria

DATE: 09/04/2019

PROPERTY TYPE: Townhouse

 3  2
 1  601 sqm x



\$972,000

2/9 Vine Street Blackburn North, Victoria

DATE: 17/06/2019

PROPERTY TYPE: Townhouse

 3  2
 2  377 sqm



\$955,000

3/15 Kinkora Road, Blackburn North, Victoria

DATE: 26/03/2019

PROPERTY TYPE: Townhouse

 3  2
 2  899 sqm x

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21 days on market



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