

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

5a Joseph Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$870,000 Property Type Unit Suburb Blackburn North

Period - From 01/01/2020 to 31/12/2020 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 | 2/8 Third Av BOX HILL NORTH 3129 | \$1,138,000 | 16/12/2020 |
| 2 | 9 Esta St BLACKBURN NORTH 3130 | \$1,052,000 | 07/11/2020 |
| 3 | 2/6 Champion St DONCASTER EAST 3109 | \$983,000 | 19/02/2021 |

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:

04/03/2021 15:39

5a Joseph Street, Blackburn North Vic 3130



Charles Shi

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Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

Year ending December 2020: \$870,000



4 3 2

Property Type: Townhouse

Land Size: 363 sqm approx

Agent Comments

Comparable Properties



2/8 Third Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,138,000

Method: Private Sale

Date: 16/12/2020

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



9 Esta St BLACKBURN NORTH 3130 (VG)

Agent Comments

4 - -

Price: \$1,052,000

Method: Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 281 sqm approx



2/6 Champion St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$983,000

Method: Private Sale

Date: 19/02/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700



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.