

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

27 Katrina Street, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,337,500

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2021

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	9 Paisley St BOX HILL NORTH 3129	\$1,250,000	30/04/2022
2	36 Karen St BOX HILL NORTH 3129	\$1,240,000	20/03/2022
3	143 Springfield Rd BLACKBURN NORTH 3130	\$1,230,000	06/08/2022

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:

10/09/2022 15:55



Property Type: House

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



9 Paisley St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$1,250,000

Method: Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 674 sqm approx



36 Karen St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 20/03/2022

Property Type: House (Res)

Land Size: 676 sqm approx



143 Springfield Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 767 sqm approx