

# 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

1/37 Koonung Road, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$950,500 Property Type Unit Suburb Blackburn North

Period - From 01/07/2022 to 30/06/2023 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	2/15 Twyford St BOX HILL NORTH 3129	\$900,000	23/03/2023
2	2/37 Koonung Rd BLACKBURN NORTH 3130	\$850,000	13/07/2023
3	2/49 Laburnum St BLACKBURN 3130	\$835,500	18/03/2023

**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:

21/07/2023 09:52

1/37 Koonung Road, Blackburn North Vic 3130

**Jellis  
Craig**

Sam Babalis

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending June 2023: \$950,500



 3    2    2

**Property Type:** Unit

**Land Size:** 235 sqm approx

Agent Comments

## Comparable Properties



**2/15 Twyford St BOX HILL NORTH 3129  
(REI/VG)**

Agent Comments

 3    1    2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** Unit

**Land Size:** 220 sqm approx



**2/37 Koonung Rd BLACKBURN NORTH 3130  
(REI)**

Agent Comments

 2    1    2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** Unit



**2/49 Laburnum St BLACKBURN 3130 (REI)**

Agent Comments

 2    1    2

**Price:** \$835,500

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Unit

**Land Size:** 200 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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