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 Gerbera Court, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale pi	rice									
Median price	\$1,243,600	Pro	operty Type	Hou	ise		Suburb	Blackburn North		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1 Gay St BLACKBURN NORTH 3130	\$1,360,000	31/01/2024
2	35 Morrie Cr BLACKBURN NORTH 3130	\$1,260,000	05/02/2024
3	1 Sheila St BLACKBURN NORTH 3130	\$1,040,000	14/10/2023

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:

26/03/2024 12:22



1 Gerbera Court, Blackburn North Vic 3130

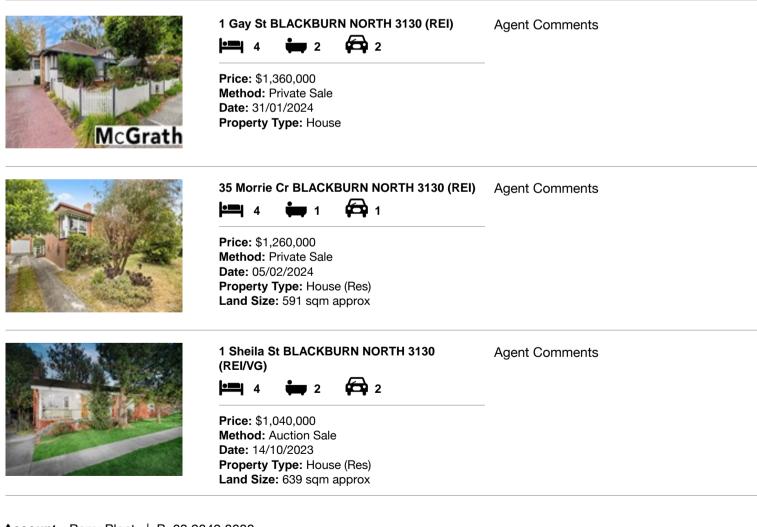






Property Type: House Land Size: 648 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$1,243,600

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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