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

13 Simon Street, Blackburn North Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,329,500	Pro	operty Type	Hou	se		Suburb	Blackburn North
Period - From	01/01/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	18 Shafer Rd BLACKBURN NORTH 3130	\$1,199,000	16/12/2023
2	24 Greenglade Ct BLACKBURN NORTH 3130	\$1,125,000	17/02/2024
3	8 Lupin St BLACKBURN NORTH 3130	\$1,120,000	09/11/2023

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:

20/02/2024 13:35





Daniel Bullen

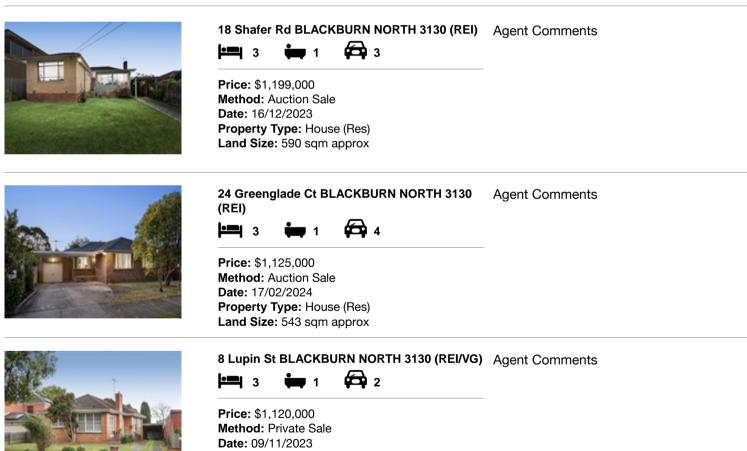




Property Type: House **Land Size:** 650 sqm approx Agent Comments 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au Indicative Selling Price

\$1,050,000 - \$1,150,000 Median House Price Year ending December 2023: \$1,329,500





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



propertydata

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Property Type: House Land Size: 584 sqm approx

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