## 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

14 Slater Avenue, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$960,000		&		\$1,050,0	00				
Median sale price										
Median price	\$1,384,000	Pro	operty Type	Hous	se		Suburb	Blackburn North		
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Savage Ct NUNAWADING 3131	\$1,080,000	05/10/2023
2	17 Evandale Av NUNAWADING 3131	\$1,080,000	05/10/2023
3	17 Tasman Av NUNAWADING 3131	\$1,044,000	17/09/2023

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:

26/10/2023 18:23



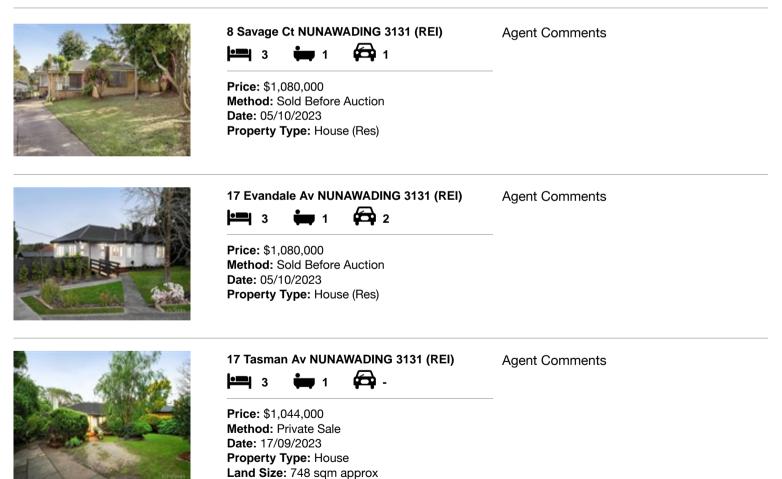






**Property Type:** Agent Comments Indicative Selling Price \$960,000 - \$1,050,000 Median House Price September quarter 2023: \$1,384,000

# **Comparable Properties**



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



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