

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
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Indicative selling price

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

Range between

\$960,000

 &

\$1,050,000

Median sale price

Median price

\$1,384,000

 Property Type

House

 Suburb

Blackburn North

Period - From

01/07/2023

 to

30/09/2023

 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	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



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Property Type:
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
September quarter 2023: \$1,384,000

Comparable Properties



8 Savage Ct NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$1,080,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)



17 Evandale Av NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,080,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)



17 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

3 1 -

Price: \$1,044,000
Method: Private Sale
Date: 17/09/2023
Property Type: House
Land Size: 748 sqm approx