Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| /ic 3130 |
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Indicative selling price

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

| Range between \$950,000 & | \$1,045,000 |
|---------------------------|-------------|
|---------------------------|-------------|

Median sale price

| Median price | \$1,160,500 | Pro | perty Type T | ownhouse | | Suburb | Blackburn |
|---------------|-------------|-----|--------------|----------|--------|--------|-----------|
| Period - From | 23/08/2022 | to | 22/08/2023 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 9 Kurrajong Way BLACKBURN NORTH 3130 | \$1,045,000 | 12/08/2023 |
| 2 | 3/11 Vine St BLACKBURN 3130 | \$1,019,500 | 12/08/2023 |
| 3 | 4/22 Paisley St BOX HILL NORTH 3129 | \$980,000 | 08/07/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 23/08/2023 08:42 |
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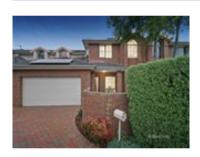




Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$950,000 - \$1,045,000 **Median Townhouse Price** 23/08/2022 - 22/08/2023: \$1,160,500

Comparable Properties



9 Kurrajong Way BLACKBURN NORTH 3130

(REI)

-3

Price: \$1,045,000 Method: Auction Sale Date: 12/08/2023

Property Type: Townhouse (Res) Land Size: 209 sqm approx

Agent Comments



3/11 Vine St BLACKBURN 3130 (REI)

=3

Price: \$1,019,500 Method: Auction Sale Date: 12/08/2023

Property Type: Townhouse (Res) Land Size: 252 sqm approx

Agent Comments

Agent Comments



4/22 Paisley St BOX HILL NORTH 3129 (REI)

Price: \$980,000 Method: Auction Sale Date: 08/07/2023

Property Type: Townhouse (Res) Land Size: 207 sqm approx

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





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