

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

2 Polydor Place, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Blackburn North

Period - From 01/07/2022 to 30/06/2023 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	24 Laburnum St BLACKBURN 3130	\$1,715,000	01/04/2023
2	14 Kaolin Ct BLACKBURN NORTH 3130	\$1,665,000	04/02/2023
3	11 Clay Ct BLACKBURN NORTH 3130	\$1,600,000	27/05/2023

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:

24/07/2023 12:49

2 Polydor Place, Blackburn North Vic 3130

**Jellis
Craig**

Tony Tuccitto

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2023: \$1,265,000



 5  3  2

Property Type: Land

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



24 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,715,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 417 sqm approx



14 Kaolin Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,665,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 436 sqm approx



11 Clay Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 502 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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