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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,265,000	Pro	operty Type	Hou	se		Suburb	Blackburn North
Period - From	01/07/2022	to	30/06/2023		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	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





Tony Tuccitto

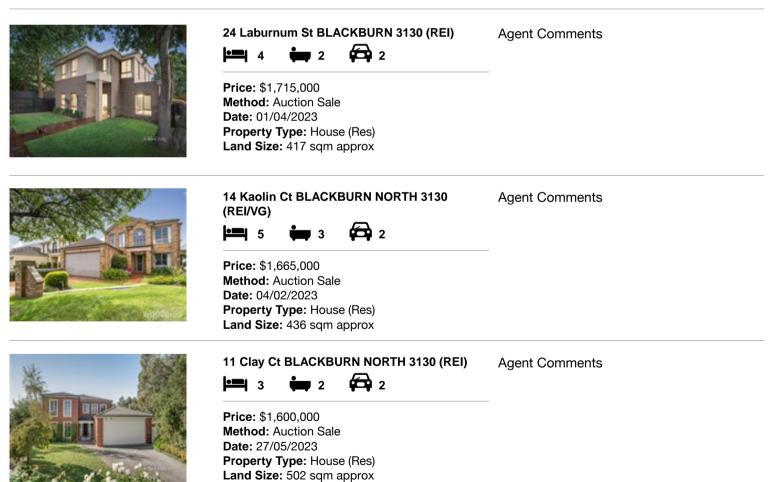




Property Type: Land **Land Size:** 500 sqm approx Agent Comments 8841 4888 0407 144 390 tonytuccitto@jelliscraig.com.au

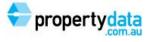
Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending June 2023: \$1,265,000

Comparable Properties



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





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