## 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

26 Katrina Street, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,595,000					
Median sale p	rice									
Median price	\$1,243,600	Pro	operty Type	Hou	ise		Suburb	Blackburn North		
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	18 Selwyn St BLACKBURN 3130	\$1,508,000	11/10/2023
2	30 Heathfield Rise BOX HILL NORTH 3129	\$1,580,000	18/11/2023
3	10 Toogoods Rise BOX HILL NORTH 3129	\$1,513,000	25/11/2023

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.

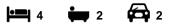
This Statement of Information was prepared on:

20/02/2024 12:32



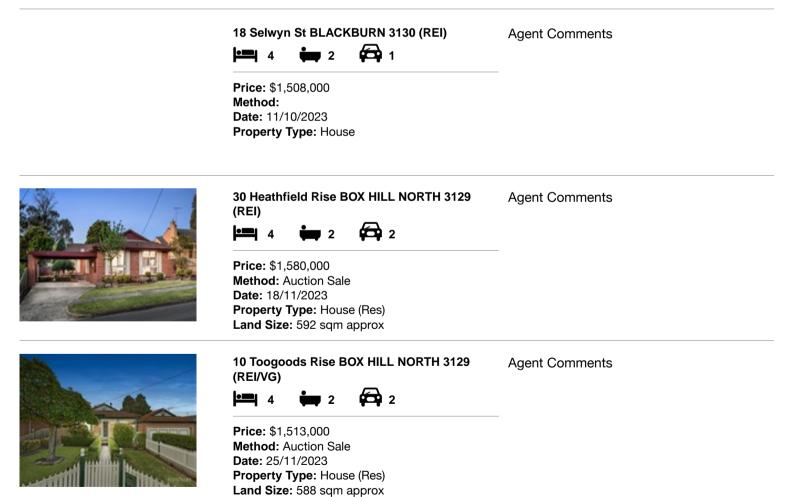






Property Type: HOUSE Land Size: 587 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price December quarter 2023: \$1,243,600

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888





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