

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 between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 31/12/2023 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 | 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



 4  2  2

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

18 Selwyn St BLACKBURN 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,508,000
Method:
Date: 11/10/2023
Property Type: House



30 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,580,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 592 sqm approx



10 Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,513,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Barry Plant | P: 03 9842 8888