

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 32 Jessie Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,329,500 Property Type House Suburb Blackburn North

Period - From 01/01/2023 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	24 Greenglade Ct BLACKBURN NORTH 3130	\$1,125,000	17/02/2024
2	32 Rialton Av BLACKBURN NORTH 3130	\$1,080,000	27/02/2024
3	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024

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: 20/03/2024 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2023: \$1,329,500

Comparable Properties



24 Greenglade Ct BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,125,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 543 sqm approx



32 Rialton Av BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 27/02/2024
Property Type: House



4 Junction Rd BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,057,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 615 sqm approx

Account - Barry Plant | P: 03 9803 0400