

# 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 34 Charlton Street, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,284,445 Property Type House Suburb Blackburn North

Period - From 11/10/2022 to 10/10/2023 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	90 Katrina St BLACKBURN NORTH 3130	\$1,120,000	06/04/2023
2	4 Handley Ct BLACKBURN NORTH 3130	\$1,105,000	02/09/2023
3	19 Fithie St BLACKBURN NORTH 3130	\$970,000	18/04/2023

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: 11/10/2023 12:35



3   1   2

**Property Type:** House  
**Land Size:** 599 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,155,000  
**Median House Price**  
 11/10/2022 - 10/10/2023: \$1,284,445

## Comparable Properties



**90 Katrina St BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Property Type:** House  
**Land Size:** 586 sqm approx



**4 Handley Ct BLACKBURN NORTH 3130 (REI)**

Agent Comments

3   1   1

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**19 Fithie St BLACKBURN NORTH 3130 (VG)**

Agent Comments

4   -   -

**Price:** \$970,000  
**Method:** Sale  
**Date:** 18/04/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

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