Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	34 Charlton Street, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,284,445	Pro	perty 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

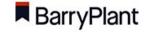
Add	dress of comparable property	Price	Date of sale
1	90 Katrina St BLACKBURN NORTH 3130	\$1,120,000	06/04/2023
2	4 Handley Ct BLACKBURN NORTH 3130	\$1,105,000	02/09/2023
3	19 Fithie St BLACKBURN NORTH 3130	\$970,000	18/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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



4 Handley Ct BLACKBURN NORTH 3130 (REI) Agent Comments

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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)

Price: \$970,000 Method: Sale Date: 18/04/2023

Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



