

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 6 Simon Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,252,500 Property Type House Suburb Blackburn North

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

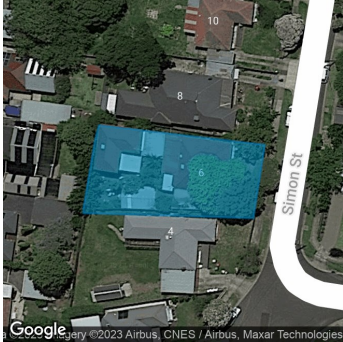
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 10 Charlton St BLACKBURN NORTH 3130 | \$1,302,000 | 27/05/2023 |
| 2 | 2 Wright St BLACKBURN 3130 | \$1,250,000 | 29/05/2023 |
| 3 | 2 Sussex St BLACKBURN NORTH 3130 | \$1,230,000 | 13/05/2023 |

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: 30/05/2023 18:53



6 2 2

Property Type: House

Land Size: 791 sqm approx

[Agent Comments](#)

Comparable Properties



10 Charlton St BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,302,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 750 sqm approx



2 Wright St BLACKBURN 3130 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,250,000

Method: Private Sale

Date: 29/05/2023

Property Type: House

Land Size: 672 sqm approx



2 Sussex St BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,230,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 680 sqm approx