

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

7 Majtllis Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,278,000

Property Type

House

Suburb

Blackburn North

Period - From

26/02/2023

to

25/02/2024

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 Caroline Cr BLACKBURN NORTH 3130	\$1,243,600	16/12/2023
2	18 Shafer Rd BLACKBURN NORTH 3130	\$1,199,000	16/12/2023
3	6 Adina St BLACKBURN NORTH 3130	\$1,040,000	03/02/2024

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:

26/02/2024 16:05



Property Type: House

Land Size: 593 sqm approx

Agent Comments

Comparable Properties



10 Caroline Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,243,600

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 702 sqm approx



18 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,199,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 590 sqm approx



6 Adina St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,040,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 588 sqm approx