

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 9 Kent Close, Blackburn North Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Blackburn North

Period - From 01/01/2024 to 31/03/2024 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	35 Slater Av BLACKBURN NORTH 3130	\$1,078,000	15/03/2024
2	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024
3	13 Simon St BLACKBURN NORTH 3130	\$1,010,000	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: 13/05/2024 11:49

9 Kent Close, Blackburn North Vic 3130



Property Type: Land
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2024: \$1,190,000

Comparable Properties



35 Slater Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,078,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)
Land Size: 662 sqm approx



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



13 Simon St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx

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