

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 Kurrajong Way, 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 \$950,500 Property Type Unit Suburb Blackburn North

Period - From 01/07/2022 to 30/06/2023 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	1/20 South Pde BLACKBURN 3130	\$1,000,000	24/04/2023
2	4/13 Simpsons Rd BOX HILL 3128	\$985,000	03/05/2023
3	4/22 Paisley St BOX HILL NORTH 3129	\$980,000	08/07/2023

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: 17/07/2023 11:35

9 Kurrajong Way, Blackburn North Vic 3130

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending June 2023: \$950,500



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/20 South Pde BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Private Sale

Date: 24/04/2023

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



4/13 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$985,000

Method: Private Sale

Date: 03/05/2023

Property Type: Townhouse (Single)



4/22 Paisley St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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