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 Lupin Street, Blackburn North Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,243,600	Pro	operty Type	Hou	se		Suburb	Blackburn North	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Ventura St BLACKBURN NORTH 3130	\$1,065,000	08/12/2023
2	1 Katrina St BLACKBURN NORTH 3130	\$1,046,000	21/12/2023
3	4 Morrie Cr BLACKBURN NORTH 3130	\$1,000,000	09/09/2023

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:

02/02/2024 13:49



9 Lupin Street, Blackburn North Vic 3130

McGrath





Property Type: House (Previously Occupied - Detached) Land Size: 711 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2023: \$1,243,600

Comparable Properties





10 Ventura St BLACKBURN NORTH 3130 (REI/VG)



Price: \$1,065,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 587 sqm approx

1 Katrina St BLACKBURN NORTH 3130 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,046,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 581 sqm approx



4 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)



Price: \$1,000,000 Method: Private Sale Date: 09/09/2023 Property Type: House Land Size: 587 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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