

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 94 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,295,000 & \$1,420,000

Median sale price

Median price \$1,384,000 Property Type House Suburb Blackburn North

Period - From 01/07/2023 to 30/09/2023 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 | 9 Virgillia St BLACKBURN NORTH 3130 | \$1,459,000 | 10/05/2023 |
| 2 | 9 Simon St BLACKBURN NORTH 3130 | \$1,400,000 | 18/08/2023 |
| 3 | 1 Sheila St BLACKBURN NORTH 3130 | \$1,040,000 | 14/10/2023 |

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: 22/11/2023 15:47



 4  2  2

Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,424,500
Median House Price
September quarter 2023: \$1,384,000

Comparable Properties



9 Virgillia St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,459,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: House (Res)
Land Size: 675 sqm approx



9 Simon St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Private Sale
Date: 18/08/2023
Property Type: House
Land Size: 605 sqm approx



1 Sheila St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 639 sqm approx

Account - Barry Plant | P: 03 9842 8888