

## Statement of Information

michael@sellinghomesmelbourne.com.au

**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 23 Primula Street, Blackburn North Vic 3130

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

**Median sale price**

Median price \$1,133,750 House X Unit Suburb Blackburn North

Period - From 01/04/2018 to 30/06/2018 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	72 Surrey Rd BLACKBURN NORTH 3130	\$990,000	16/02/2018
2	40 Brendale Av BLACKBURN NORTH 3130	\$955,500	23/03/2018
3	16 Greenglade Ct BLACKBURN NORTH 3130	\$935,000	28/07/2018

**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.

23 Primula Street, Blackburn North Vic 3130

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 3  - 

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 611 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
June quarter 2018: \$1,133,750

## Comparable Properties



72 Surrey Rd BLACKBURN NORTH 3130  
(REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 16/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 686 sqm approx



40 Brendale Av BLACKBURN NORTH 3130  
(REI)

**Agent Comments**

 3  1  5

**Price:** \$955,500  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 576 sqm approx



16 Greenglade Ct BLACKBURN NORTH 3130  
(REI)

**Agent Comments**

 4  2  1

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx