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	23 Jessie Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,294,000 Property Type House Suburb Blackburn North

Period - From 01/04/2021 to 30/06/2021 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	3 Gerbera Ct BLACKBURN NORTH 3130	$1,272,500	03/06/2021
2	73 Katrina St BLACKBURN NORTH 3130	$1,250,000	12/06/2021
3	214 Springfield Rd BLACKBURN 3130	$1,181,000	02/10/2021

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: 04/10/2021 09:37

23 Jessie Street, Blackburn North Vic 3130



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2021: $1,294,000

Comparable Properties



3 Gerbera Ct BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,272,500
Method: Sold Before Auction
Date: 03/06/2021
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Land size is larger than what we are currently selling. Similar floorplan but a brick home. This is above our quoted range.



73 Katrina St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 12/06/2021
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

No internal images for this property. Similar land size and location.



214 Springfield Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,181,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments

Smaller in land size but internally the property has been updated and is quite similar to ours.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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