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	14 Killeen Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,340,000 Property Type House Suburb Blackburn North

Period - From 28/07/2021 to 27/07/2022 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	7 Kathleen St BLACKBURN NORTH 3130	$1,154,000	05/03/2022
2	12 Majtlis St BLACKBURN NORTH 3130	$1,196,000	26/03/2022
3	100 Surrey Rd BLACKBURN NORTH 3130	$1,200,000	28/02/2022

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: 28/07/2022 10:07

14 Killeen Avenue, Blackburn North Vic 3130



3 1 2

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
28/07/2021 - 27/07/2022: $1,340,000

Comparable Properties



7 Kathleen St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Agent Comments

Price: $1,154,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 532 sqm approx



12 Majtlis St BLACKBURN NORTH 3130 (REI)

3 1 1

Agent Comments

Price: $1,196,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 584 sqm approx

100 Surrey Rd BLACKBURN NORTH 3130 (VG)

3 - -

Agent Comments

Price: $1,200,000
Method: Sale
Date: 28/02/2022
Property Type: House (Res)
Land Size: 613 sqm approx

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

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