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<br>Including suburb and postcode | 6 Douglas Street, Blackburn North Vic 3130 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $1,237,500 Property Type House Suburb Blackburn North

Period - From 01/07/2024 to 30/09/2024 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 | 2 Barnsley St NUNAWADING 3131 | $961,000 | 05/10/2024 |
| 2 | 6 Greenglade Ct BLACKBURN NORTH 3130 | $995,000 | 11/09/2024 |
| 3 | 35 Douglas St BLACKBURN NORTH 3130 | $1,068,000 | 13/07/2024 |

**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: 18/10/2024 13:50

# 6 Douglas Street, Blackburn North Vic 3130




3 1 2

**Rooms:** 6
**Property Type:** House
**Land Size:** 662 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
September quarter 2024: $1,237,500

## Comparable Properties

**2 Barnsley St NUNAWADING 3131 (REI)**

4 2 2

**Price:** $961,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Property Type:** House (Res)

Agent Comments



**6 Greenglade Ct BLACKBURN NORTH 3130 (REI)**

3 1 1

**Price:** $995,000
**Method:** Private Sale
**Date:** 11/09/2024
**Property Type:** House
**Land Size:** 535 sqm approx

Agent Comments



**35 Douglas St BLACKBURN NORTH 3130 (REI/VG)**

3 1 2

**Price:** $1,068,000
**Method:** Auction Sale
**Date:** 13/07/2024
**Property Type:** House (Res)
**Land Size:** 639 sqm approx

Agent Comments

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

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