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 Slater Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $1,329,500 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/12/2023 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	1 Katrina St BLACKBURN NORTH 3130	$1,046,000	21/12/2023
2	6 Adina St BLACKBURN NORTH 3130	$1,040,000	03/02/2024
3	33 Tasman Av NUNAWADING 3131	$990,000	20/01/2024

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: 19/02/2024 08:57

14 Slater Avenue, Blackburn North Vic 3130

Christine Bafas
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3 1 1

Property Type: House
Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median House Price
Year ending December 2023: $1,329,500

Comparable Properties



1 Katrina St BLACKBURN NORTH 3130 (REI)

3 1 3

Price: $1,046,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 581 sqm approx

Agent Comments



6 Adina St BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,040,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



33 Tasman Av NUNAWADING 3131 (REI)

3 1 1

Price: $990,000
Method: Auction Sale
Date: 20/01/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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