

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

2/13 Mall Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$951,600 Property Type Unit Suburb Blackburn North

Period - From 22/07/2023 to 21/07/2024 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	2/56 Laburnum St BLACKBURN 3130	\$895,000	06/07/2024
2	4/21 Severn St BOX HILL NORTH 3129	\$890,000	18/05/2024
3	1/3 Ovens St BOX HILL NORTH 3129	\$781,000	15/06/2024

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:

22/07/2024 11:14



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

22/07/2023 - 21/07/2024: \$951,600

Comparable Properties



2/56 Laburnum St BLACKBURN 3130 (REI)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 240 sqm approx



4/21 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$890,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit
Land Size: 260 sqm approx



1/3 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$781,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit
Land Size: 246 sqm approx