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	109 Springfield Road, 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 $1,500,000 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/03/2023 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	2 Wright St BLACKBURN 3130	$1,250,000	29/05/2023
2	5 Gunyah Rd BLACKBURN NORTH 3130	$1,155,000	26/05/2023
3	112 Surrey Rd BLACKBURN NORTH 3130	$1,110,000	04/06/2023

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: 22/06/2023 12:20

109 Springfield Road, Blackburn North Vic 3130



3 2

Rooms: 1
Property Type: House
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2023: $1,500,000

Comparable Properties



2 Wright St BLACKBURN 3130 (REI)

4 2 1

Price: $1,250,000
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 672 sqm approx

Agent Comments



5 Gunyah Rd BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,155,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 626 sqm approx

Agent Comments



112 Surrey Rd BLACKBURN NORTH 3130 (REI)

3 1 4

Price: $1,110,000
Method: Private Sale
Date: 04/06/2023
Property Type: House
Land Size: 637 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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