

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

11 Harcourt Street, Blackburn North Vic 3130

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,101,500

House

X

Unit

Suburb

Blackburn North

Period - From 01/10/2017

to

30/09/2018

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	570 Middleborough Rd BLACKBURN NORTH 3130	\$1,290,000	13/05/2018
2	47 Maple St BLACKBURN 3130	\$1,255,000	17/05/2018
3	11 Thomas St DONCASTER EAST 3109	\$1,220,000	08/09/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 750 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,250,000

Median House Price

Year ending September 2018: \$1,101,500

Comparable Properties



570 Middleborough Rd BLACKBURN NORTH 3130 (REI/VG)

[Agent Comments](#)

 4  2  4

Price: \$1,290,000

Method: Private Sale

Date: 13/05/2018

Rooms: 7

Property Type: House

Land Size: 592 sqm approx

47 Maple St BLACKBURN 3130 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,255,000

Method: Sale

Date: 17/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx



11 Thomas St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,220,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 8

Property Type: House (Res)

Land Size: 652 sqm approx