
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

14 Erica Court, Blackburn North

Indicative selling price

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

\$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,074,000

House

x

Suburb Blackburn North

Period - From 28/11/2016

to 25/05/2017

Source REIV propertydata.com.au

Comparable property sales

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. 4 Rhubane Court, Blackburn	\$1,055,000	05/12/2016
2. 3 Sheila Street, Blackburn North	\$1,095,000	01/04/2017
3. 10 Fairlane Court, Blackburn North	UNDISCLOSED	18/02/2017
4. 13 Bridgeford Avenue, Blackburn North	\$1,070,000	02/03/2017