## 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	7 Marchiori Road, Blackburn North Vic 3130
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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### Median sale price

Median price	\$1,090,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/10/2020	to	31/12/2020	S	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

Add	dress of comparable property	Price	Date of sale
1	4 Bridgeford Av BLACKBURN NORTH 3130	\$1,185,000	18/12/2020
2	38 Morrie Cr BLACKBURN NORTH 3130	\$1,090,000	19/12/2020
3	101 Katrina St BLACKBURN NORTH 3130	\$1,077,000	05/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/01/2021 11:01





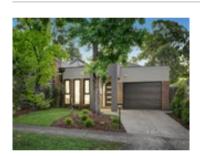
Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2020: \$1,090,000



Property Type: House Land Size: 592 sqm approx **Agent Comments** 

# Comparable Properties



4 Bridgeford Av BLACKBURN NORTH 3130

(REI)

**--** 3

Price: \$1,185,000 Method: Private Sale Date: 18/12/2020 Property Type: House Land Size: 324 sqm approx

**-**3

38 Morrie Cr BLACKBURN NORTH 3130 (REI)

Price: \$1,090,000 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 585 sqm approx

101 Katrina St BLACKBURN NORTH 3130

(REI)

**---** 3

Price: \$1,077,000 Method: Auction Sale Date: 05/12/2020

Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 

propertydata