

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

9a Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,060,000

&

\$1,090,000

Median sale price

Median price \$1,116,500

Property Type House

Suburb Blackburn North

Period - From 01/10/2019

to 30/09/2020

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	4 Bridgeford Av BLACKBURN NORTH 3130	\$1,185,000	18/12/2020
2	2/20 Francis St BLACKBURN 3130	\$1,150,000	19/12/2020
3	41 Thomas St DONCASTER EAST 3109	\$1,085,000	21/12/2020

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:

11/01/2021 09:24

9a Marilyn Court, Blackburn North Vic 3130



Property Type: Townhouse
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,090,000
Median House Price
Year ending September 2020: \$1,116,500

Comparable Properties



4 Bridgeford Av BLACKBURN NORTH 3130 (REI)

Agent Comments



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



2/20 Francis St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 19/12/2020
Property Type: Townhouse (Res)



41 Thomas St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 21/12/2020
Property Type: Townhouse (Single)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.