

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

53 Shafer 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

&

\$1,180,000

Median sale price

Median price

\$1,272,750

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2020

to

30/09/2021

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	7 Lawford St BOX HILL NORTH 3129	\$1,170,000	25/07/2021
2	13 Brendale Av BLACKBURN NORTH 3130	\$1,120,000	10/06/2021
3	3 Kent Cl BLACKBURN NORTH 3130	\$1,115,000	29/10/2021

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:

30/11/2021 16:00



3 1 2

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



7 Lawford St BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$1,170,000

Method: Sale

Date: 25/07/2021

Property Type: House (Res)

Land Size: 692 sqm approx



13 Brendale Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

5 2 2

Price: \$1,120,000

Method: Sold Before Auction

Date: 10/06/2021

Property Type: House (Res)

Land Size: 579 sqm approx



3 Kent CI BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,115,000

Method: Private Sale

Date: 29/10/2021

Property Type: House (Res)

Land Size: 729 sqm approx