

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

38 Marchiori Road, Blackburn North, VIC 3130

Indicative selling price

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

Single price

or range between

\$940,000

&

\$1,020,000

Median sale price

Median price

\$1,088,900

Property type

House

Suburb

BLACKBURN NORTH

Period - From

16/07/2020

to

12/01/2021

Source

CoreLogic

Comparable property sales

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 38 Morrie Crescent Blackburn North	\$1,090,000	19/12/2020
2 45 Douglas Street Blackburn North	\$819,050	29/10/2020
3		

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: 12/01/2021