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	23 Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

Median sale price

Median price	\$1,187,500	Pro	perty Type	House		Suburb	Blackburn North
Period - From	26/07/2020	to	25/07/2021		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

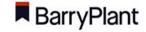
Add	dress of comparable property	Price	Date of sale
1	573 Middleborough Rd BOX HILL NORTH 3129	\$1,220,000	19/06/2021
2	3 Dale Ct BLACKBURN NORTH 3130	\$1,190,000	27/02/2021
3	70 Devon Dr DONCASTER EAST 3109	\$1,208,000	12/02/2021

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:	26/07/2021 11:13









Rooms: 5

Property Type: House (Res) **Land Size:** 756 sqm approx

Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price

26/07/2020 - 25/07/2021: \$1,187,500

Comparable Properties



573 Middleborough Rd BOX HILL NORTH 3129 Agent Comments

(REI)

🛌 3 **📥** 2 🛱 3

Price: \$1,220,000 **Method:** Auction Sale **Date:** 19/06/2021

Property Type: House (Res) **Land Size:** 720 sqm approx



3 Dale Ct BLACKBURN NORTH 3130 (REI/VG) Agent Comments

🛌 3 📥 1 🛱

Price: \$1,190,000 **Method:** Auction Sale **Date:** 27/02/2021

Property Type: House (Res) Land Size: 668 sqm approx



70 Devon Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

🚐 3 2

Price: \$1,208,000 Method: Private Sale Date: 12/02/2021 Property Type: House Land Size: 741 sqm approx

Account - Barry Plant | P: 03 9842 8888



