

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,187,500

Property 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	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 comparable properties 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



 3  1  1

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  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  2

Price: \$1,208,000

Method: Private Sale

Date: 12/02/2021

Property Type: House

Land Size: 741 sqm approx