

## 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

3 Charlton Street, Blackburn North Vic 3130

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,200,000

**Median sale price**

Median price \$1,150,000

House

X

Unit

Suburb

Blackburn North

Period - From 01/01/2017

to

31/12/2017

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	1/18 Talford St DONCASTER EAST 3109	\$1,270,000	04/01/2018
2	23 Fithie St BLACKBURN NORTH 3130	\$1,175,000	25/11/2017
3	42 caroline Cr BLACKBURN NORTH 3130	\$1,102,000	28/10/2017

**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.

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2017: \$1,150,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



1/18 Talford St DONCASTER EAST 3109 (REI) **Agent Comments**



**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 04/01/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 299 sqm approx



23 Fithie St BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**



**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



42 caroline Cr BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**



**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 610 sqm approx