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

46 Shafer Road, Blackburn North Vic 3130

Indicative selling price

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

Range between | $1,300,000 | & | $1,400,000

Median sale price

| Median price | $991,000 | Property Type | House | Suburb | Blackburn North |

| Period - From | 01/11/2018 | to | 31/10/2019 | 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	11 Brindy Cr DONCASTER EAST 3109	$1,402,000	21/09/2019
2	55 Linda Av BOX HILL NORTH 3129	$1,380,000	13/07/2019
3	49 Shafer Rd BLACKBURN NORTH 3130	$1,295,000	19/10/2019

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: | 01/11/2019 11:25 |

CONSUMER AFFAIRS VICTORIA

hockingstuart

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Property Type: House
Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
01/11/2018 - 31/10/2019: $991,000

Comparable Properties

11 Brindy Cr DONCASTER EAST 3109 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,402,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments

55 Linda Av BOX HILL NORTH 3129 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,380,000
Method: Auction Sale
Date: 13/07/2019
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments

49 Shafer Rd BLACKBURN NORTH 3130 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,295,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

REIV   propertydata.com.au