

## 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

42 MORRIE CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,306,750

Property type

House

Suburb

Blackburn North

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 6 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

34 HIBISCUS ROAD BLACKBURN NORTH VIC 3130	\$1,410,000	12-Mar-22
68 MORRIE CRESCENT BLACKBURN NORTH VIC 3130	\$1,350,000	14-May-22
4 BLAKE STREET BLACKBURN NORTH VIC 3130	\$1,400,000	04-Jun-22

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 6 months.

This Statement of Information was prepared on: 27 June 2022


**34 HIBISCUS ROAD BLACKBURN  
NORTH VIC 3130**

Sold Price **\$1,410,000** Sold Date **12-Mar-22**
 3  1  2

Distance -


**68 MORRIE CRESCENT  
BLACKBURN NORTH VIC 3130**

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **14-May-22**
 4  2  2

Distance **0.22km**

**4 BLAKE STREET BLACKBURN  
NORTH VIC 3130**

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **04-Jun-22**
 5  3  2

Distance **0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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