

## 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

68a Joseph 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

\$650,000

&amp;

\$710,000

**Median sale price**

Median price

\$861,000

House

Unit

X

Suburb

Blackburn North

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.



2 2 1

**Rooms:**  
**Property Type:**  
**Land Size:** 344 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$710,000  
**Median Unit Price**  
Year ending March 2019: \$861,000

## Comparable Properties



**2/7 Verbena St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

3 1 2

**Price:** \$682,888  
**Method:** Private Sale  
**Date:** 15/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1/34-36 Kerr St BLACKBURN 3130 (REI)**

**Agent Comments**

2 1 1

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** Unit

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.