

# 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

14 Caroline 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)

Single price

\$810,000

### Median sale price

Median price

\$1,116,500

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2019

to

30/09/2020

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	546 Middleborough Rd BLACKBURN NORTH 3130	\$850,000	04/11/2020
2	153 Springfield Rd BLACKBURN NORTH 3130	\$845,000	29/10/2020
3	1/59 Koonung Rd BLACKBURN NORTH 3130	\$792,000	04/11/2020

**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:

16/11/2020 08:59

14 Caroline Crescent, Blackburn North Vic 3130



Adrian Nyariri

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**Indicative Selling Price**

\$810,000

**Median House Price**

Year ending September 2020: \$1,116,500



3 1 0

**Property Type:** House

**Land Size:** 331.695 sqm approx

Agent Comments

## Comparable Properties

**546 Middleborough Rd BLACKBURN NORTH  
3130 (REI)**

Agent Comments

3 1 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 04/11/2020

**Property Type:** House

**Land Size:** 586 sqm approx



**153 Springfield Rd BLACKBURN NORTH 3130  
(REI)**

Agent Comments

3 2 1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 29/10/2020

**Property Type:** House (Res)

**Land Size:** 350 sqm approx



**1/59 Koonung Rd BLACKBURN NORTH 3130  
(REI)**

Agent Comments

3 1 2

**Price:** \$792,000

**Method:** Private Sale

**Date:** 04/11/2020

**Property Type:** Unit

**Land Size:** 299 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.