

# 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 65 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)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,268,000 Property Type House Suburb Blackburn North

Period - From 01/01/2024 to 31/12/2024 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	30 Packham St BOX HILL NORTH 3129	\$1,103,000	19/12/2024
2	5 Shafer Rd BLACKBURN NORTH 3130	\$1,186,000	30/11/2024
3	88 Shafer Rd BLACKBURN NORTH 3130	\$1,200,500	30/11/2024

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: 03/02/2025 09:07

65 Morrie Crescent, Blackburn North Vic 3130



3 1 2

**Property Type:** House  
**Land Size:** 589 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2024: \$1,268,000

## Comparable Properties



**30 Packham St BOX HILL NORTH 3129 (REI)**

3 1 2

**Price:** \$1,103,000  
**Method:** Auction Sale  
**Date:** 19/12/2024  
**Property Type:** House (Res)

**Agent Comments**

Similar size, similar condition, similar location



**5 Shafer Rd BLACKBURN NORTH 3130 (REI)**

3 1 2

**Price:** \$1,186,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx

**Agent Comments**

Similar size, similar condition, similar location



**88 Shafer Rd BLACKBURN NORTH 3130 (REI)**

3 1 2

**Price:** \$1,200,500  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx

**Agent Comments**

Similar size, similar condition, similar location

**Account - Woodards** | P: 03 9347 1755 | F: 03 9347 5447



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