

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

9 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Single price \$1,160,000

Median sale price

Median price \$1,023,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2019

to 31/12/2019

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	9a St Clems Rd DONCASTER EAST 3109	\$1,190,800	02/11/2019
2	1/1 Myrtle Ct DONCASTER EAST 3109	\$1,145,000	17/11/2019
3	1/181 Springfield Rd BLACKBURN NORTH 3130	\$1,118,000	09/11/2019

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:

27/03/2020 13:14



 4  2  2

Property Type: Townhouse
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$1,160,000

Median House Price
Year ending December 2019: \$1,023,000

Comparable Properties



9a St Clems Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,190,800
Method: Auction Sale
Date: 02/11/2019
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



1/1 Myrtle Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,145,000
Method: Private Sale
Date: 17/11/2019
Rooms: 8
Property Type: Townhouse (Single)

1/181 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,118,000
Method: Auction Sale
Date: 09/11/2019
Property Type: Townhouse (Res)
Land Size: 295 sqm approx