

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

10 Rialton Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

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

Period - From 01/07/2018 to 30/06/2019 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	11 Deane St BLACKBURN NORTH 3130	\$976,000	06/07/2019
2	5 Middlefield Dr BLACKBURN NORTH 3130	\$941,000	13/07/2019
3	9 Deane St BLACKBURN NORTH 3130	\$925,000	20/05/2019

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:

03/10/2019 11:09



3 1 1

Property Type: House
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2019: \$1,000,000

Comparable Properties



11 Deane St BLACKBURN NORTH 3130 (REI) **Agent Comments**

3 2 2

Price: \$976,000
Method: Auction Sale
Date: 06/07/2019
Rooms: 6
Property Type: House (Res)
Land Size: 700 sqm approx



5 Middlefield Dr BLACKBURN NORTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$941,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 725 sqm approx



9 Deane St BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

3 1 1

Price: \$925,000
Method: Sold Before Auction
Date: 20/05/2019
Rooms: 5
Property Type: House
Land Size: 701 sqm approx