

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

49 Shafer Road, 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	33 Mall Ct BLACKBURN NORTH 3130	\$995,000	01/07/2019
2	11 Deane St BLACKBURN NORTH 3130	\$976,000	06/07/2019
3	6 Vivian St BLACKBURN NORTH 3130	\$927,500	31/08/2019

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:

20/09/2019 11:12



 4  1  2

Rooms: 6
Property Type: house
Land Size: 608 sqm approx
[Agent Comments](#)

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

Comparable Properties



33 Mall Ct BLACKBURN NORTH 3130 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$995,000
Method: Private Sale
Date: 01/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 735 sqm approx



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



6 Vivian St BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

 3  1  1

Price: \$927,500
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 604 sqm approx