

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	42 Marchiori Road, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$820,000	&	\$860,000

Median sale price

Median price	\$982,000	Ηοι	ıse X	Unit		Subu	rb Blackburn North
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

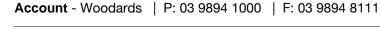
Comparable property sales (*Delete A or B below as applicable)

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 3 Essex St BLACKBURN NORTH 3130 \$862,000 22/09/2018 2 10 Gunyah Rd BLACKBURN NORTH 3130 \$860,000 01/09/2018 3 34 Jessie St BLACKBURN NORTH 3130 \$820,000 25/09/2018

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.







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Rooms: 7

Property Type: House Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price \$820,000 - \$860,000 Median House Price September quarter 2018: \$982,000

Comparable Properties

3 Essex St BLACKBURN NORTH 3130 (REI)

-2

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Price: \$862,000
Method: Auction Sale

Rooms: -

Date: 22/09/2018

Property Type: House (Res) **Land Size:** 627 sqm approx

Agent Comments

10 Gunyah Rd BLACKBURN NORTH 3130

(REI)

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1



Price: \$860,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res)

Agent Comments Land size: 586sqm

34 Jessie St BLACKBURN NORTH 3130 (REI)

Dessie St BLACKBOKN NOKTIT

Price: \$820,000 **Method:** Private Sale **Date:** 25/09/2018

Rooms: -

Property Type: House

Agent Comments

Land size: 580sqm

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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