

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

3 Harcourt Street Blackburn North VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

29 Devon Drive Blackburn North VIC 3130	\$1,421,000	10-Apr-21
35 Peter Avenue Blackburn North VIC 3130	\$1,370,000	24-Jul-21

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 6 months.

This Statement of Information was prepared on: 26 July 2021



**29 Devon Drive Blackburn North
VIC 3130**

 4  2  2

Sold Price

\$1,421,000

Sold Date

10-Apr-21

Distance

0.49km



**35 Peter Avenue Blackburn North
VIC 3130**

 4  1  1

Sold Price

^{RS}
\$1,370,000

Sold Date

24-Jul-21

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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