

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 54 Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$982,000 House X Unit Suburb Blackburn North

Period - From 01/07/2018 to 30/09/2018 Source REIV

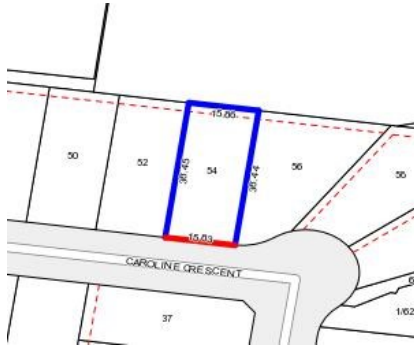
Comparable property sales (*Delete A or B below as applicable)

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	1 Vista Ct BOX HILL NORTH 3129	\$1,100,000	14/07/2018
2	58 Gedye St DONCASTER EAST 3109	\$1,050,000	13/07/2018
3	6 Bridgeford Av BLACKBURN NORTH 3130	\$1,007,000	01/09/2018

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.



Rooms:

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



1 Vista Ct BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 616 sqm approx



58 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 13/07/2018

Rooms: 7

Property Type: House (Res)

Land Size: 657 sqm approx

6 Bridgeford Av BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,007,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 645 sqm approx