

# 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

1A Devon Drive, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Blackburn North

Period - From

01/01/2019

to

31/12/2019

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 | 2/41 Brindy Cr DONCASTER EAST 3109 | \$950,000 | 01/04/2020   |
| 2 | 2/13 Lilac Ct BLACKBURN NORTH 3130 | \$932,000 | 21/03/2020   |
| 3 | 33 Devon Dr DONCASTER EAST 3109    | \$930,000 | 07/03/2020   |

**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:

03/04/2020 09:56

Michael Steenhuis  
(03) 9842 8888  
0400 499 601

msteenhuis@barryplant.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

Year ending December 2019: \$770,000



 3  2  2

**Property Type:** Townhouse

**Land Size:** 288 sqm approx

**Agent Comments**

## Comparable Properties



2/41 Brindy Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 01/04/2020

**Property Type:** Townhouse (Single)



2/13 Lilac Ct BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  2  2

**Price:** \$932,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 273 sqm approx



33 Devon Dr DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 07/03/2020

**Property Type:** Townhouse (Res)

**Land Size:** 318 sqm approx