

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

7 Pottery Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Blackburn North

Period - From 01/07/2021

to

30/09/2021

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	11 Doulton Rd BLACKBURN 3130	\$1,400,000	16/07/2021
2	10 Patricia Rd BLACKBURN 3130	\$1,300,000	11/11/2021
3	53 Eram Rd BOX HILL NORTH 3129	\$1,290,000	13/11/2021

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:

26/11/2021 14:23



Property Type: Land

Land Size: 544 sqm approx

Agent Comments

Comparable Properties

11 Doulton Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: House

Land Size: 600 sqm approx



10 Patricia Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 11/11/2021

Property Type: House (Res)

Land Size: 410 sqm approx



53 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 541 sqm approx