

## 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 22 Morrie Crescent, 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 \$1,250,000 & \$1,350,000

## Median sale price

Median price \$1,050,000 House X Unit Suburb Blackburn North

Period - From 01/01/2018 to 31/03/2018 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	16 Camellia St BLACKBURN NORTH 3130	\$1,410,000	24/03/2018
2	8 Kent CI BLACKBURN NORTH 3130	\$1,300,000	03/03/2018
3	15 Rigani Ct BLACKBURN NORTH 3130	\$1,258,000	27/04/2018

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

**Agent Comments**

## Comparable Properties



**16 Camellia St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**8 Kent Ct BLACKBURN NORTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)



**15 Rigani Ct BLACKBURN NORTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,258,000

**Method:** Private Sale

**Date:** 27/04/2018

**Rooms:** -

**Property Type:** House