

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

16 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,180,000

&

\$1,240,000

Median sale price

Median price

\$1,140,500

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2020

to

31/03/2021

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	30 Argyle St DONVALE 3111	\$1,200,000	17/04/2021
2	7 Sherbrooke Ct DONCASTER EAST 3109	\$1,200,000	20/02/2021
3	46 Roy St DONVALE 3111	\$1,185,000	06/02/2021

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:

03/05/2021 10:52



Property Type: House (Previously Occupied - Detached)

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



30 Argyle St DONVALE 3111 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 17/04/2021

Rooms: 6

Property Type: House (Res)

Land Size: 660 sqm approx



7 Sherbrooke Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 727 sqm approx



46 Roy St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 06/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 655 sqm approx