

## 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

4 Deane Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,320,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,077,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 29 Devon Drive Blackburn North VIC 3130 | \$1,421,000 | 10-Apr-21 |
|                                         |             |           |
|                                         |             |           |

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 6 months.

This Statement of Information was prepared on: 16 June 2021



**29 Devon Drive Blackburn North  
VIC 3130**

 4  2  2

Sold Price

**\$1,421,000**

Sold Date

**10-Apr-21**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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