

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

3 Gerbera Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,318,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2021

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	3 Dale Ct BLACKBURN NORTH 3130	\$1,190,000	27/02/2021
2	38 Marchiori Rd BLACKBURN NORTH 3130	\$1,140,500	27/02/2021
3	24 Majtlis St BLACKBURN NORTH 3130	\$1,080,000	05/02/2021

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:

10/05/2021 13:39



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
March quarter 2021: \$1,318,000

Comparable Properties



3 Dale Ct BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,190,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 668 sqm approx



38 Marchiori Rd BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,140,500
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 596 sqm approx



24 Majtlis St BLACKBURN NORTH 3130 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,080,000
Method: Private Sale
Date: 05/02/2021
Property Type: House (Res)
Land Size: 597 sqm approx