

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

1/62 Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$930,000 House Unit X Suburb Blackburn North

Period - From 01/01/2017 to 31/12/2017 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	1/160 Springfield Rd BLACKBURN 3130	\$871,000	02/11/2017
2	20 Rialton Av BLACKBURN NORTH 3130	\$860,000	25/09/2017
3	1/81 Koonung Rd BLACKBURN NORTH 3130	\$810,000	26/08/2017

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.



3 1 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2017: \$930,000

Comparable Properties



1/160 Springfield Rd BLACKBURN 3130 (REI) **Agent Comments**

3 1 2

Price: \$871,000
Method: Private Sale
Date: 02/11/2017
Rooms: -
Property Type: Unit



20 Rialton Av BLACKBURN NORTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$860,000
Method: Private Sale
Date: 25/09/2017
Rooms: 4
Property Type: House (Res)



1/81 Koonung Rd BLACKBURN NORTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$810,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 316 sqm approx