

# 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

30 Devon Drive, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,151,000

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2019

to

31/12/2019

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	112 Springfield Rd BLACKBURN 3130	\$970,000	16/11/2019
2	54 Junction Rd BLACKBURN NORTH 3130	\$943,000	10/12/2019
3	98 Surrey Rd BLACKBURN NORTH 3130	\$910,000	14/12/2019

**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:

10/02/2020 17:14

30 Devon Drive, Blackburn North Vic 3130



John Stack

9908 5700

0402 443 312

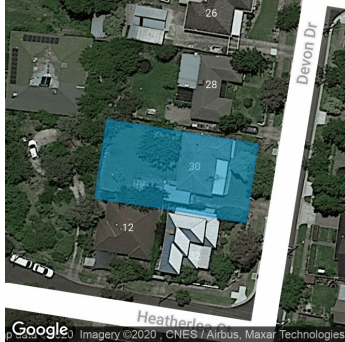
johnstack@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2019: \$1,151,000



3 1 1

**Property Type:**

**Land Size:** 618 sqm approx

**Agent Comments**

## Comparable Properties



**112 Springfield Rd BLACKBURN 3130 (REI)**

**Agent Comments**

3 1 1

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 671 sqm approx



**54 Junction Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

3 1 2

**Price:** \$943,000

**Method:** Private Sale

**Date:** 10/12/2019

**Property Type:** House

**Land Size:** 573 sqm approx



**98 Surrey Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

3 1 2

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.