

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

41 Morrie Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Blackburn North

Period - From 01/10/2022 to 31/12/2022 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 Efron Ct BOX HILL NORTH 3129	\$1,070,000	29/11/2022
2	25 Slater Av BLACKBURN NORTH 3130	\$1,050,000	25/02/2023
3	21 Douglas St BLACKBURN NORTH 3130	\$1,035,000	17/12/2022

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:

01/03/2023 15:27

41 Morrie Crescent, Blackburn North Vic 3130

McGrath

Elliot Kyriakou

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elliottkyriakou@mcgrath.com.au

Indicative Selling Price

\$1,000,000 - \$1,080,000

Median House Price

December quarter 2022: \$1,200,000



 3  1  2

Property Type: House

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



1 Efron Ct BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,070,000

Method: Private Sale

Date: 29/11/2022

Property Type: House (Res)

Land Size: 713 sqm approx



25 Slater Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,050,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 603 sqm approx



21 Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,035,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 635 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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