

# 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

38 Morrie Crescent, 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 \$1,116,500 Property Type House Suburb Blackburn North

Period - From 01/10/2019 to 30/09/2020 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	19 Primula St BLACKBURN NORTH 3130	\$1,043,000	12/06/2020
2	73 Springfield Rd BLACKBURN NORTH 3130	\$906,000	04/07/2020
3			

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:

25/11/2020 22:28

38 Morrie Crescent, Blackburn North Vic 3130



Matthew Scafidi

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending September 2020: \$1,116,500



3 1 1

**Property Type:** House

**Land Size:** 585 sqm approx

**Agent Comments**

## Comparable Properties



**19 Primula St BLACKBURN NORTH 3130**  
(REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,043,000

**Method:** Private Sale

**Date:** 12/06/2020

**Property Type:** House

**Land Size:** 590 sqm approx



**73 Springfield Rd BLACKBURN NORTH 3130**  
(REI/VG)

**Agent Comments**

3 1 1

**Price:** \$906,000

**Method:** Auction Sale

**Date:** 04/07/2020

**Property Type:** House (Res)

**Land Size:** 636 sqm approx

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.

**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.