

# 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

49 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 \$1,000,000 & \$1,100,000

### Median sale price

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

Period - From 01/07/2018 to 30/06/2019 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	20 Mall Ct BLACKBURN NORTH 3130	\$1,086,000	17/08/2019
2	42 Hibiscus Rd BLACKBURN NORTH 3130	\$1,041,000	25/06/2019
3	43 Baird St.S DONCASTER 3108	\$1,005,000	09/04/2019

**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:

17/09/2019 14:42



**Property Type:** House  
**Land Size:** 604.199 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending June 2019: \$1,000,000

## Comparable Properties



**20 Mall Ct BLACKBURN NORTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,086,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx

**42 Hibiscus Rd BLACKBURN NORTH 3130 (VG)**

**Agent Comments**



**Price:** \$1,041,000  
**Method:** Sale  
**Date:** 25/06/2019  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx

**43 Baird St.S DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Property Type:** House  
**Land Size:** 740 sqm approx