Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	49 Morrie Crescent, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,000,000	Pro	perty 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

		1 1100	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

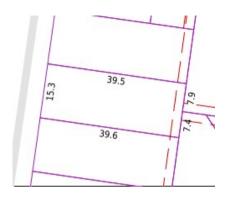
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2019 14:42



Date of sale







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 Mail Ct BLACKBURN NORTH 3130 (REI)

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Price: \$1,086,000 **Method:** Auction Sale **Date:** 17/08/2019

Property Type: House (Res) **Land Size:** 583 sqm approx

Agent Comments

42 Hibiscus Rd BLACKBURN NORTH 3130

(VG)

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Price: \$1,041,000 Method: Sale Date: 25/06/2019

Property Type: House (Res) **Land Size:** 711 sqm approx

Agent Comments

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

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Price: \$1,005,000 Method: Private Sale Date: 09/04/2019 Property Type: House

Land Size: 740 sqm approx

Agent Comments

Account - Philip Webb



