

# 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 65 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 \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,255,000 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 30/09/2024 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	62 Hibiscus Rd BLACKBURN NORTH 3130	\$1,270,000	02/12/2024
2	9 Morrie Cr BLACKBURN NORTH 3130	\$1,355,000	29/11/2024
3	44 Morrie Cr BLACKBURN NORTH 3130	\$1,268,000	01/11/2024

**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: 09/12/2024 12:23

65 Morrie Crescent, Blackburn North Vic 3130



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 589 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
Year ending September 2024: \$1,255,000

## Comparable Properties



**62 Hibiscus Rd BLACKBURN NORTH 3130 (REI)**



**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** House  
**Land Size:** 585 sqm approx

**Agent Comments**

Similar location, similar land size,  
similar condition



**9 Morrie Cr BLACKBURN NORTH 3130 (REI)**



**Price:** \$1,355,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx

**Agent Comments**

Similar location, similar condition,  
larger land size



**44 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)**



**Price:** \$1,268,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2024  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx

**Agent Comments**

Similar location, similar condition,  
larger land size

**Account - Woodards** | P: 03 9347 1755 | F: 03 9347 5447



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