

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

10 Verbena Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,150,000

House

X

Unit

Suburb

Blackburn North

Period - From 01/01/2017

to

31/12/2017

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 Mall Ct BLACKBURN NORTH 3130	\$920,000	02/12/2017
2	13 Kett St NUNAWADING 3131	\$967,500	22/11/2017
3	8 Tasman Av NUNAWADING 3131	\$978,000	12/08/2017

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.



Rooms:
Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending December 2017: \$1,150,000

Comparable Properties



1 Mall Ct BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 592 sqm approx



13 Kett St NUNAWADING 3131 (REI)

Agent Comments



Price: \$967,500
Method: Private Sale
Date: 22/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 596 sqm approx



8 Tasman Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$978,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)