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
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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	Hou	ıse X	Unit			Suburb	Blackburn North
Period - From	01/01/2017	to	31/12/2017		Source	REIV		

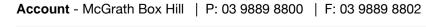
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.

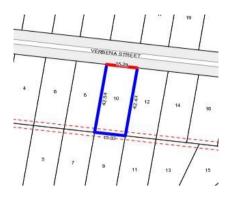






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McGrath





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)

3



6 2

Price: \$920,000 **Method:** Auction Sale **Date:** 02/12/2017

Rooms: -

Property Type: House (Res) **Land Size:** 592 sqm approx

Agent Comments



13 Kett St NUNAWADING 3131 (REI)

= 3



6

Price: \$967,500 Method: Private Sale Date: 22/11/2017

Rooms: 8

Property Type: House (Res) **Land Size:** 596 sqm approx

Agent Comments



8 Tasman Av NUNAWADING 3131 (REI)

=| 3





Price: \$978,000 Method: Auction Sale Date: 12/08/2017 Rooms: 5

Property Type: House (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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