

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

89 Shafer Road, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$940,000

Median sale price

Median price

\$993,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2019

to

30/09/2019

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	5 Middlefield Dr BLACKBURN NORTH 3130	\$941,000	13/07/2019
2	7 Robyn Dr NUNAWADING 3131	\$930,500	31/08/2019
3	25 Verbena St BLACKBURN NORTH 3130	\$930,000	16/08/2019

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:

09/12/2019 09:18

89 Shafer Road, Blackburn North Vic 3130



John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

Indicative Selling Price

\$940,000

Median House Price

September quarter 2019: \$993,000



3 2 1

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



5 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$941,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 725 sqm approx



7 Robyn Dr NUNAWADING 3131 (REI)

Agent Comments

3 2 3

Price: \$930,500

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 593 sqm approx



25 Verbena St BLACKBURN NORTH 3130 (VG) Agent Comments

4 - -

Price: \$930,000

Method: Sale

Date: 16/08/2019

Property Type: House (Res)

Land Size: 515 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.