

## 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

1/21 Devon Drive, 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 \$750,000

&amp;

\$800,000

## Median sale price

Median price \$809,000

House

Unit

X

Suburb

Blackburn North

Period - From 01/10/2016

to

30/09/2017

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	1/81 Koonung Rd BLACKBURN NORTH 3130	\$810,000	26/08/2017
2	18 Bridgeford Av BLACKBURN NORTH 3130	\$805,000	24/08/2017
3	16/30 Thomas St DONCASTER EAST 3109	\$750,000	20/11/2017

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.

1/21 Devon Drive, Blackburn North Vic 3130

Noel Jones

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending September 2017: \$809,000



 3  1  1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/81 Koonung Rd BLACKBURN NORTH 3130** **Agent Comments**  
(REI)

 3  1  2

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 316 sqm approx



**18 Bridgeford Av BLACKBURN NORTH 3130** **Agent Comments**  
(REI)

 3  1  2

**Price:** \$805,000

**Method:** Private Sale

**Date:** 24/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 423 sqm approx



**16/30 Thomas St DONCASTER EAST 3109** **Agent Comments**  
(REI)

 3  1  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 20/11/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 345 sqm approx