

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

6 Clay Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,023,000 Property Type House Suburb Blackburn North

Period - From 01/01/2019 to 31/12/2019 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	2/20 Ohara St BLACKBURN 3130	\$880,000	04/10/2019
2	46 Springfield Rd BOX HILL NORTH 3129	\$872,500	06/12/2019
3	9 Warwick St BOX HILL NORTH 3129	\$870,000	19/10/2019

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:

03/02/2020 09:11



Rooms: 5

Property Type: Land

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



2/20 Ohara St BLACKBURN 3130 (REI)

Agent Comments



Price: \$880,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: Unit

Land Size: 270 sqm approx



46 Springfield Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$872,500

Method: Sold Before Auction

Date: 06/12/2019

Property Type: House (Res)

Land Size: 388 sqm approx



9 Warwick St BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 211 sqm approx