

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

1/19 Devon Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,097,500 Property Type House Suburb Blackburn North

Period - From 01/01/2020 to 31/03/2020 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	4 Chapman St BLACKBURN NORTH 3130	\$1,210,000	23/03/2020
2	42 Esdale St BLACKBURN 3130	\$1,200,000	12/12/2019
3	1 Harold St BLACKBURN 3130	\$1,180,000	31/03/2020

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:

26/05/2020 17:01



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,250,000
Median House Price
March quarter 2020: \$1,097,500

Comparable Properties



4 Chapman St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

4 3 2

Price: \$1,210,000
Method: Sold Before Auction
Date: 23/03/2020
Rooms: 7
Property Type: House (Res)
Land Size: 273 sqm approx



42 Esdale St BLACKBURN 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 12/12/2019
Property Type: House (Res)
Land Size: 310 sqm approx



1 Harold St BLACKBURN 3130 (REI)

Agent Comments

5 2 2

Price: \$1,180,000
Method: Private Sale
Date: 31/03/2020
Property Type: House
Land Size: 591 sqm approx