

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 5 Fairlane Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,270,000 House X Unit Suburb Blackburn North

Period - From 01/10/2017 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.

	Address of comparable property	Price	Date of sale
1	3 Charlton St BLACKBURN NORTH 3130	\$1,130,000	24/02/2018
2	7 Kent CI BLACKBURN NORTH 3130	\$1,030,000	09/12/2017
3	10 Kathleen St BLACKBURN NORTH 3130	\$996,000	21/10/2017

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.

5 Fairlane Court, Blackburn North Vic 3130

Adrian Nyariri
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 3  1  2

Rooms:
Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
December quarter 2017: \$1,270,000

Comparable Properties



3 Charlton St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  1  3

Price: \$1,130,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx



7 Kent Ct BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,030,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 568 sqm approx



10 Kathleen St BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 3  1  2

Price: \$996,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 536 sqm approx