

## 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 42 Caroline Crescent, 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 \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,115,000 House X Unit Suburb Blackburn North

Period - From 01/07/2016 to 30/06/2017 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	542 Middleborough Rd BLACKBURN NORTH 3130	\$1,055,000	15/09/2017
2	53 Morrie Cr BLACKBURN NORTH 3130	\$995,000	18/05/2017
3	58 Devon Dr DONCASTER EAST 3109	\$937,000	02/09/2017

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.

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending June 2017: \$1,115,000



3   1   2

**Rooms:**

**Property Type:** House

**Land Size:** 610 sqm approx

Agent Comments

## Comparable Properties



**542 Middleborough Rd BLACKBURN NORTH 3130 (REI)**   Agent Comments

3   1   1

**Price:** \$1,055,000

**Method:** Private Sale

**Date:** 15/09/2017

**Rooms:** -

**Property Type:** House (Res)



**53 Morrie Cr BLACKBURN NORTH 3130 (REI)**   Agent Comments

4   2   1

**Price:** \$995,000

**Method:** Private Sale

**Date:** 18/05/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 410 sqm approx



**58 Devon Dr DONCASTER EAST 3109 (REI)**   Agent Comments

3   1   2

**Price:** \$937,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 472 sqm approx