

#### 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 42 Caroline Crescent, Blackburn North Vic 3130 Including suburb and postcode

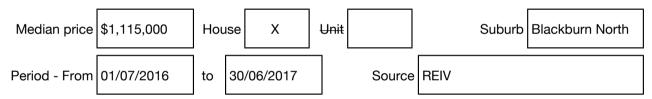
#### Indicative selling price

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

Range between \$950,000

&

Median sale price



\$1.045.000

#### 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.

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## McGrath





Rooms: Property Type: House Land Size: 610 sqm approx Agent Comments Aaron McDonald 03 9877 1277 0402 145 395 aaronmcdonald@mcgrath.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending June 2017: \$1,115,000

### **Comparable Properties**



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



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)



Price: \$937,000 Method: Auction Sale Date: 02/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 472 sqm approx

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Agent Comments

