

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 Morrie Crescent, Blackburn North Vic 3130
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Indicative selling price

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

Single price	\$1,195,000
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Median sale price

Median price	\$1,130,250	House	X	Unit		Suburb	Blackburn North
Period - From	01/04/2017	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	27 Dixon Gr BLACKBURN 3130	\$1,190,000	29/04/2017
2	111 Koonung Rd BLACKBURN NORTH 3130	\$1,180,000	10/06/2017
3	7 Erica Ct BLACKBURN NORTH 3130	\$1,100,000	15/08/2017

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.



Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Comparable Properties



27 Dixon Gr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 589 sqm approx



111 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 639 sqm approx



7 Erica Ct BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 15/08/2017
Rooms: 6
Property Type: House
Land Size: 596 sqm approx