

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 10 Regent Court, Blackburn North Vic 3130

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,270,000 House 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	8 Kent CI BLACKBURN NORTH 3130	\$1,300,000	03/03/2018
2	51 Koonung Rd BLACKBURN NORTH 3130	\$1,300,000	11/11/2017
3	49 Koonung Rd BLACKBURN NORTH 3130	\$1,300,000	16/12/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



8 Kent CI BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 03/03/2018

Rooms: -

Property Type: House (Res)



51 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 11/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 735 sqm approx



49 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  -

Price: \$1,300,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 739 sqm approx