

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 Marchiori Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$982,000 House Unit Suburb Blackburn North

Period - From 01/07/2018 to 30/09/2018 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 Essex St BLACKBURN NORTH 3130 | \$862,000 | 22/09/2018 |
| 2 | 10 Gonyah Rd BLACKBURN NORTH 3130 | \$860,000 | 01/09/2018 |
| 3 | 34 Jessie St BLACKBURN NORTH 3130 | \$820,000 | 25/09/2018 |

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.



 3  1  1

Rooms: 7
Property Type: House
Land Size: 584 sqm approx
 Agent Comments

Indicative Selling Price
 \$820,000 - \$860,000
Median House Price
 September quarter 2018: \$982,000

Comparable Properties

3 Essex St BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

 2  1  2

Price: \$862,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 627 sqm approx



10 Gunyah Rd BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

Land size: 586sqm

 3  1  1

Price: \$860,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: House (Res)



34 Jessie St BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

Land size: 580sqm

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 25/09/2018
Rooms: -
Property Type: House