

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 6 Vivian Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,063,500 Property Type House Suburb Blackburn North

Period - From 01/01/2020 to 31/12/2020 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	5a Pleasant Av DONCASTER 3108	\$1,350,000	21/10/2020
2	23a Gay St BLACKBURN NORTH 3130	\$1,350,000	25/07/2020
3	9a Greendale Rd DONCASTER EAST 3109	\$1,325,000	31/07/2020

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.~~

This Statement of Information was prepared on: 25/01/2021 13:39



4 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



5a Pleasant Av DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 21/10/2020

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 328 sqm approx



23a Gay St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 25/07/2020

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 322 sqm approx



9a Greendale Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Private Sale

Date: 31/07/2020

Property Type: House

Land Size: 474 sqm approx