

# 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

25 Caroline Crescent, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,080,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Blackburn North

Period - From 01/01/2024 to 31/03/2024 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	35 Slater Av BLACKBURN NORTH 3130	\$1,078,000	15/03/2024
2	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024
3	13 Simon St BLACKBURN NORTH 3130	\$1,010,000	16/03/2024

**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:

05/06/2024 15:15



**Property Type:** House  
**Land Size:** 746 sqm approx  
**Agent Comments**

## Comparable Properties



**35 Slater Av BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,078,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2024  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



**4 Junction Rd BLACKBURN NORTH 3130 (REI)** **Agent Comments**



**Price:** \$1,057,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House  
**Land Size:** 615 sqm approx



**13 Simon St BLACKBURN NORTH 3130 (REI)** **Agent Comments**



**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx