

# 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

3 Harcourt Street, 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 \$1,690,000 & \$1,750,000

### Median sale price

Median price \$1,302,000 Property Type House Suburb Blackburn North

Period - From 07/12/2022 to 06/12/2023 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	53a Cassowary St DONCASTER EAST 3109	\$1,720,000	17/08/2023
2	2/10 Downing St BLACKBURN 3130	\$1,680,000	22/06/2023
3	55a Beverley St DONCASTER EAST 3109	\$1,650,000	10/06/2023

**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: 07/12/2023 09:02



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,690,000 - \$1,750,000

**Median House Price**

07/12/2022 - 06/12/2023: \$1,302,000

## Comparable Properties



**53a Cassowary St DONCASTER EAST 3109 (REI)**

Agent Comments

4 3 2

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** House (Res)



**2/10 Downing St BLACKBURN 3130 (REI/VG)**

Agent Comments

4 4 2

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 380 sqm approx



**55a Beverley St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 476 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802