

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

3A Harcourt Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,680,000 & \$1,750,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Blackburn North

Period - From 06/11/2022 to 05/11/2023 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	73a Devon Dr DONCASTER EAST 3109	\$1,690,000	16/09/2023
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: 06/11/2023 10:14



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,750,000

Median House Price

06/11/2022 - 05/11/2023: \$1,280,000

Comparable Properties



73a Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,690,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 430 sqm approx



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



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