Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	69 Morrie Crescent, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
-			

Median sale price

Median price	\$1,288,889	Pro	perty Type	House		Suburb	Blackburn North
Period - From	23/10/2022	to	22/10/2023		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

	aress of comparable property	1 1100	Date of Sale
1	208 Springfield Rd BLACKBURN 3130	\$1,181,000	07/10/2023
2	112 Surrey Rd BLACKBURN NORTH 3130	\$1,110,000	04/06/2023
3	15 Shafer Rd BLACKBURN NORTH 3130	\$1,108,000	26/07/2023

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:	23/10/2023 12:39



Date of sale







Property Type: House (Previously Occupied - Detached) Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 23/10/2022 - 22/10/2023: \$1,288,889

Comparable Properties



208 Springfield Rd BLACKBURN 3130 (REI)

Price: \$1,181,000 Method: Auction Sale Date: 07/10/2023

Property Type: House (Res) Land Size: 696 sqm approx

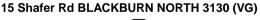
Agent Comments



112 Surrey Rd BLACKBURN NORTH 3130

(REI)

Price: \$1,110,000 Method: Private Sale Date: 04/06/2023 Property Type: House Land Size: 637 sqm approx Agent Comments







Price: \$1,108,000 Method: Sale Date: 26/07/2023

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Property Type: House (Res) Land Size: 581 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



