

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 8 Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

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

Median sale price

Median price \$1,265,000 Property Type House Suburb Blackburn North

Period - From 01/07/2022 to 30/06/2023 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	4 Handley Ct BLACKBURN NORTH 3130	\$1,105,000	02/09/2023
2	452 Middleborough Rd BLACKBURN 3130	\$1,080,000	02/09/2023
3	4 Morrie Cr BLACKBURN NORTH 3130	\$1,000,000	09/09/2023

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: 11/10/2023 11:14



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2023: \$1,265,000

Comparable Properties



4 Handley Ct BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 1

Price: \$1,105,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 535 sqm approx



452 Middleborough Rd BLACKBURN 3130 (REI) Agent Comments

4 2 3

Price: \$1,080,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 616 sqm approx



4 Morrie Cr BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 1

Price: \$1,000,000
Method: Private Sale
Date: 09/09/2023
Property Type: House
Land Size: 587 sqm approx