

## 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

11 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)

Single price \$1,290,000

## Median sale price

Median price \$1,145,250

House

X

Unit

Suburb

Blackburn North

Period - From 01/07/2017

to

30/06/2018

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	20 Avocet St DONCASTER EAST 3109	\$1,290,000	12/05/2018
2	570 Middleborough Rd BLACKBURN NORTH 3130	\$1,290,000	13/05/2018
3	66 Goodwin St BLACKBURN 3130	\$1,288,000	25/06/2018

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.



3 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,290,000

**Median House Price**

Year ending June 2018: \$1,145,250

## Comparable Properties



**20 Avocet St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**570 Middleborough Rd BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 13/05/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 592 sqm approx



**66 Goodwin St BLACKBURN 3130 (VG)**

Agent Comments

3 - -

**Price:** \$1,288,000

**Method:** Sale

**Date:** 25/06/2018

**Rooms:** -

**Property Type:** Development Site (Res)

**Land Size:** 702 sqm approx