

## 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 SUSSEX 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,308,250

Property type

House

Suburb

Blackburn North

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 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

4/199 SPRINGFIELD ROAD BLACKBURN NORTH VIC 3130	\$885,000	30-Apr-22
6 FINN MEWS BLACKBURN NORTH VIC 3130	\$895,000	02-Jul-22
5 ESSEX STREET BLACKBURN NORTH VIC 3130	\$1,032,000	03-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 16 November 2022



**4/199 SPRINGFIELD ROAD  
BLACKBURN NORTH VIC 3130**

2 2 1

Sold Price **\$885,000** Sold Date **30-Apr-22**

Distance **0.13km**



**6 FINN MEWS BLACKBURN NORTH  
VIC 3130**

4 2 2

Sold Price **\$895,000** Sold Date **02-Jul-22**

Distance **0.5km**



**5 ESSEX STREET BLACKBURN  
NORTH VIC 3130**

3 1 1

Sold Price **\$1,032,000** Sold Date **03-Jun-22**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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