

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

1 Gay Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,380,000

&

\$1,460,000

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	12 Harris St BLACKBURN NORTH 3130	\$1,421,000	12/08/2023
2	29 Shafer Rd BLACKBURN NORTH 3130	\$1,401,000	16/09/2023
3	9 Simon St BLACKBURN NORTH 3130	\$1,400,000	18/08/2023

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 15:58

1 Gay Street, Blackburn North Vic 3130

McGrath

Evan Zhang
0430838662
evanzhang@mcgrath.com.au



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,460,000

Median House Price

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

Comparable Properties



12 Harris St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 5

Price: \$1,421,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 639 sqm approx



29 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

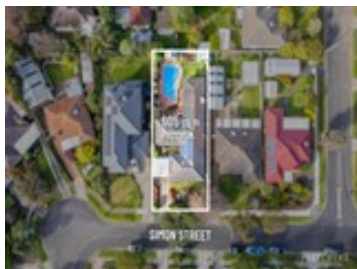
Price: \$1,401,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 749 sqm approx



9 Simon St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 605 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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