

# 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

25 Raymond 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

\$1,180,000

### Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2022

to

30/09/2022

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	2 Justina St BLACKBURN 3130	\$1,285,000	08/11/2022
2	306 Springfield Rd NUNAWADING 3131	\$1,235,100	19/10/2022
3	27 Katrina St BLACKBURN NORTH 3130	\$1,220,000	10/09/2022

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:

11/11/2022 15:24



 3  1  2

**Property Type:** House (Res)

**Land Size:** 760 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,180,000

**Median House Price**

September quarter 2022: \$1,220,000

## Comparable Properties



**2 Justina St BLACKBURN 3130 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 08/11/2022

**Property Type:** House

**Land Size:** 715 sqm approx



**306 Springfield Rd NUNAWADING 3131 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,235,100

**Method:** Sold Before Auction

**Date:** 19/10/2022

**Property Type:** House (Res)

**Land Size:** 831 sqm approx



**27 Katrina St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** House

**Land Size:** 752 sqm approx