

## 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

1/9 RAYMOND STREET BLACKBURN NORTH VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Blackburn North

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/37 KOONUNG ROAD BLACKBURN NORTH VIC 3130	\$1,052,000	10-Aug-23
1/35 GUNYAH ROAD BLACKBURN NORTH VIC 3130	\$930,000	10-May-23
582 MIDDLEBOROUGH ROAD BLACKBURN NORTH VIC 3130	\$999,000	27-May-23

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: 31 August 2023


**1/37 KOONUNG ROAD  
BLACKBURN NORTH VIC 3130**
 3    2    2

Sold Price <sup>RS</sup> **\$1,052,000** Sold Date **10-Aug-23**

Distance **0.25km**

**1/35 GUNYAH ROAD BLACKBURN  
NORTH VIC 3130**
 3    1    1

Sold Price **\$930,000** Sold Date **10-May-23**

Distance **1.17km**

**582 MIDDLEBOROUGH ROAD  
BLACKBURN NORTH VIC 3130**
 3    1    1

Sold Price **\$999,000** Sold Date **27-May-23**

Distance **1.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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