

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

9 Merle Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price*

Median price

Property Type

Suburb

Blackburn North

Period - From

to

Source

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	38 Blackburn Rd BLACKBURN 3130	\$1,610,000	18/10/2024
2	71 Margaret St BOX HILL NORTH 3129	\$1,960,000	05/10/2024
3	9 Kent Cl BLACKBURN NORTH 3130	\$1,100,000	15/06/2024

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:

13/11/2024 13:13

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 757 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
No median price available

Comparable Properties



38 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 18/10/2024
Property Type: Land (Res)
Land Size: 914 sqm approx



71 Margaret St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,960,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Land (Res)
Land Size: 1136 sqm approx



9 Kent Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Land (Res)
Land Size: 704 sqm approx

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