

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 Raymond Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,500,000

 &

\$1,600,000

Median sale price

Median price

\$1,001,000

 Property Type

House

 Suburb

Blackburn North

Period - From

19/12/2018

 to

18/12/2019

 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	9 Lionel St DONCASTER EAST 3109	\$1,550,000	04/12/2019
2	2 Hartigan St BLACKBURN 3130	\$1,530,000	27/07/2019
3			

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:

19/12/2019 15:29



 4  3  2

Property Type: House
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
19/12/2018 - 18/12/2019: \$1,001,000

Comparable Properties



9 Lionel St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 04/12/2019
Property Type: House (Res)



2 Hartigan St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,530,000
Method: Auction Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 818 sqm approx

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.