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 betweer	1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,001,000	Pro	operty Type	Hou	se		Suburb	Blackburn North	
Period - From	19/12/2018	to	18/12/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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)



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



2 Hartigan St BLACKBURN 3130 (REI/VG)

Agent Comments



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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.