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	1/14 Raymond Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,060,000 & $1,160,000

Median sale price

Median price $927,500 Property Type Townhouse Suburb Blackburn North

Period - From 19/09/2021 to 18/09/2022 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	7/4 Vicki Ct DONCASTER EAST 3109	$1,148,000	11/07/2022
2	3/436 Middleborough Rd BLACKBURN 3130	$1,111,000	14/05/2022
3	1/19 Argyle St DONVALE 3111	$1,100,000	24/08/2022

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: 19/09/2022 20:41