

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 VIRGILLIA STREET BLACKBURN NORTH VIC 3130

Indicative selling price

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

Single price or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,228,000 Property type House Suburb Blackburn North
Period - From 01 Sep 2022 to 31 Aug 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 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
19 FITHIE STREET BLACKBURN NORTH VIC 3130	\$970,000	18-Apr-23
13 SHEILA STREET BLACKBURN NORTH VIC 3130	\$1,131,000	13-May-23
6 SELWYN STREET BLACKBURN NORTH VIC 3130	\$1,085,000	06-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 six months.~~

This Statement of Information was prepared on: 25 Sep 2023