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

13 Raymond Street, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,265,000	Property Type Hou		se		Suburb	Blackburn North		
Period - From	01/07/2022	to	30/06/2023		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 six months 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	7 Oregon Dr DONVALE 3111	\$1,346,000	05/05/2023
2	35 Hibiscus Rd BLACKBURN NORTH 3130	\$1,345,000	03/06/2023
3	41 Morrie Cr BLACKBURN NORTH 3130	\$1,340,000	25/03/2023

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:

24/08/2023 09:58



RT Edgar





Property Type: House Land Size: 758 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2023: \$1,265,000

Comparable Properties

7 Oregon Dr DONVALE 3111 (REI/VG) 4 2 2 2 Price: \$1,346,000 Method: Sold Before Auction Date: 05/05/2023 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments
35 Hibiscus Rd BLACKBURN NORTH 3130 (REI) ■ 3 ■ 1 • 1 Price: \$1,345,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 590 sqm approx	Agent Comments
41 Morrie Cr BLACKBURN NORTH 3130 (REI/VG) ■ 3 ■ 1 ④ 3 Price: \$1,340,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 760 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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