

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 between

\$1,200,000

 &

\$1,300,000

Median sale price

Median price

\$1,265,000

 Property Type

House

 Suburb

Blackburn North

Period - From

01/07/2022

 to

30/06/2023

 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.

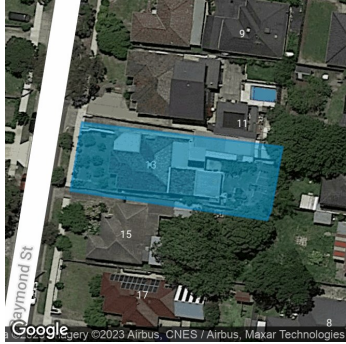
	Address of comparable property	Price	Date of sale
1	7 Oregon Dr DONVALE 3111	\$1,346,000	05/05/2023
2	35 Hibiscus Rd BLACKBURN NORTH 3130	\$1,345,000	03/06/2023
3	41 Morrie Cr BLACKBURN NORTH 3130	\$1,340,000	25/03/2023

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



 4  1  2

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)

Agent Comments

 4  2  2

Price: \$1,346,000
Method: Sold Before Auction
Date: 05/05/2023
Property Type: House (Res)
Land Size: 650 sqm approx



35 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,345,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 590 sqm approx



41 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,340,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 760 sqm approx

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