

# 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 28 Gunyah Road, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Blackburn North

Period - From 01/04/2023 to 31/03/2024 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	3 Kathleen St BLACKBURN NORTH 3130	\$1,152,500	21/03/2024
2	10 Ventura St BLACKBURN NORTH 3130	\$1,065,000	08/12/2023
3	5 Van Dieman Av NUNAWADING 3131	\$1,052,000	05/02/2024

**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: 24/04/2024 10:07



**Property Type:** House (Res)  
**Land Size:** 619 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending March 2024: \$1,280,000

## Comparable Properties



**3 Kathleen St BLACKBURN NORTH 3130 (REI)** Agent Comments



**Price:** \$1,152,500  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 584 sqm approx



**10 Ventura St BLACKBURN NORTH 3130 (REI/VG)** Agent Comments



**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House  
**Land Size:** 587 sqm approx



**5 Van Dieman Av NUNAWADING 3131 (REI)** Agent Comments



**Price:** \$1,052,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House  
**Land Size:** 622 sqm approx