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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Hous	se		Suburb	Blackburn North
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress 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





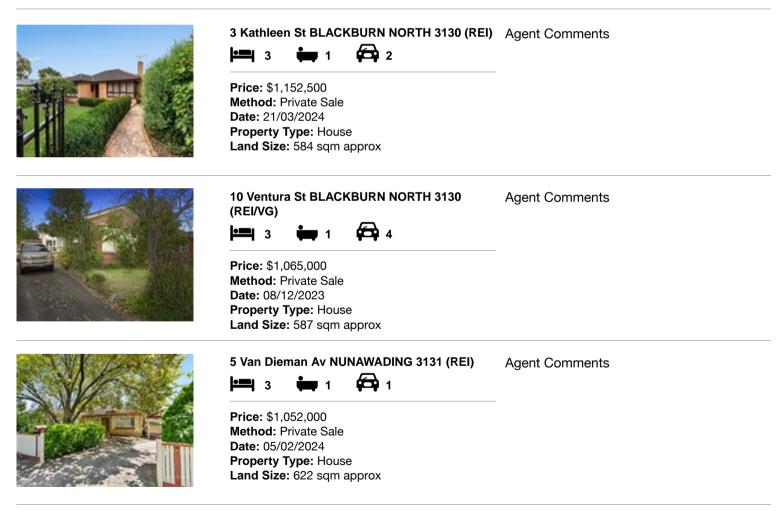
Annie Shih 0421 943 079 annieshih@jelliscraig.com.au





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



Account - Jellis Craig | P: (03) 9908 5700



property data

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