

# 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 570 Middleborough 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)

Single price  or range between \$1,450,000 & \$1,590,000

### Median sale price

Median price \$1,228,000 Property type House Suburb BLACKBURN NORTH

Period - From 14/11/2022 to 13/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	23 Primrose Street Blackburn North Vic 3130	\$1,600,000	2023-06-30
2	9 Simon Street Blackburn North Vic 3130	\$1,400,000	2023-08-18
3	13 Raymond Street Blackburn North Vic 3130	\$1,465,000	2023-10-07

This Statement of Information was prepared on: 14/11/2023

