

# 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 8 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 \$960,000 & \$1,050,000

### 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	13 Simon St BLACKBURN NORTH 3130	\$1,010,000	16/03/2024
2	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024
3	1 Ventura St BLACKBURN NORTH 3130	\$1,081,000	11/05/2024

**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: 14/06/2024 10:37



3   1   1

**Property Type:** House

**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

Year ending March 2024: \$1,280,000

## Comparable Properties



**13 Simon St BLACKBURN NORTH 3130 (REI)**   Agent Comments

3   1   4

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**4 Junction Rd BLACKBURN NORTH 3130 (REI)**   Agent Comments

3   1   1

**Price:** \$1,057,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House

**Land Size:** 615 sqm approx



**1 Ventura St BLACKBURN NORTH 3130 (REI)**   Agent Comments

3   1   1

**Price:** \$1,081,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)