Statement of Information Single residential property located in the Melbourne metropolitan area

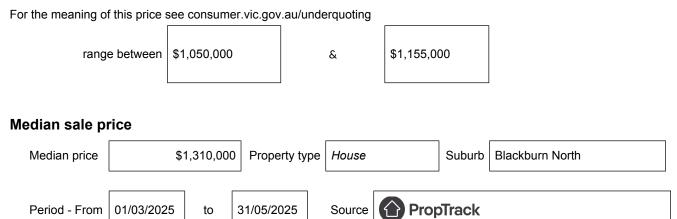
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

19 Marchiori Road, Blackburn North, Vic 3130

Indicative selling price



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
5A Almer Avenue, Nunawading, VIC 3131	\$1,100,000	28/03/2025
55 Surrey Road, Blackburn North, VIC 3130	\$1,170,000	21/06/2025
43 Douglas Street, Blackburn North, VIC 3130	\$1,051,000	12/04/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 30/06/2025

