

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

4/50 Springfield Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$949,000

Median sale price

Median price

\$749,975

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2023

to

30/06/2024

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	8/60-62 South Pde BLACKBURN 3130	\$955,000	03/08/2024
2	1/11 Wimmera St BOX HILL NORTH 3129	\$960,000	18/06/2024
3	2/46 Barcelona St BOX HILL 3128	\$1,000,000	29/05/2024

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:

04/09/2024 14:33



QUIET END RESIDENCE

3 bedrooms 2 bathrooms 1 car

Property Type: Unit
Agent Comments

Indicative Selling Price
\$949,000
Median Unit Price
Year ending June 2024: \$749,975

Comparable Properties



8/60-62 South Pde BLACKBURN 3130 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$955,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit



1/11 Wimmera St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$960,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit
Land Size: 378 sqm approx



2/46 Barcelona St BOX HILL 3128 (VG)

Agent Comments

3 bedrooms - bathrooms - cars

Price: \$1,000,000
Method: Sale
Date: 29/05/2024
Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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