

# 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

3/60 Main Street, Blackburn 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Blackburn

Period - From 09/10/2023

to 08/10/2024

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	20 Gissing St BLACKBURN SOUTH 3130	\$1,560,000	24/08/2024
2	3/11 Ashley St BOX HILL NORTH 3129	\$1,465,000	06/07/2024
3	1/20 Pendle St BOX HILL 3128	\$1,470,000	27/04/2024

**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:

09/10/2024 16:56



4 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median Townhouse Price**  
09/10/2023 - 08/10/2024: \$1,080,000

## Comparable Properties



**20 Gissing St BLACKBURN SOUTH 3130 (REI)** Agent Comments

4 2 2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** House (Res)

**Land Size:** 594 sqm approx



**3/11 Ashley St BOX HILL NORTH 3129 (REI/VG)** Agent Comments

4 3 2

**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 06/07/2024

**Property Type:** Townhouse (Res)



**1/20 Pendle St BOX HILL 3128 (REI/VG)** Agent Comments

5 3 2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 315 sqm approx

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