

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 2/67 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$753,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2024 to 31/12/2024 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	1/95 Albion Rd BOX HILL 3128	\$700,000	15/02/2025
2	3/30 Simpsons Rd BOX HILL 3128	\$718,000	01/02/2025
3	5/28 Main St BLACKBURN 3130	\$701,000	19/10/2024

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.~~

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Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

December quarter 2024: \$753,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



1/95 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

Land Size: 142 sqm approx



3/30 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$718,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit



5/28 Main St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$701,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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