

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

17/12 John Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$749,500 Property Type Unit Suburb Blackburn

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	1/19 Peter Av BLACKBURN NORTH 3130	\$716,667	22/02/2024
2	6/1102 Whitehorse Rd BOX HILL 3128	\$655,000	17/05/2024
3			

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:

04/07/2024 09:27

James Lewis

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0418 343 091

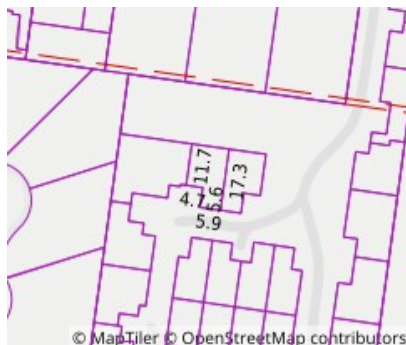
jameslewis@mcgrath.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

Year ending March 2024: \$749,500



Rooms: 5

Property Type: Flat

Agent Comments

Comparable Properties

1/19 Peter Av BLACKBURN NORTH 3130 (VG) **Agent Comments**



Price: \$716,667

Method: Sale

Date: 22/02/2024

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit

6/1102 Whitehorse Rd BOX HILL 3128 (REI) **Agent Comments**



Price: \$655,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Res)

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.

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



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