

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

2/10 Hirst Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,162,000 Property Type Townhouse Suburb Blackburn

Period - From 08/03/2023 to 07/03/2024 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	5 Samuel Rd BLACKBURN SOUTH 3130	\$1,574,000	18/11/2023
2	1/4 Camelia St BOX HILL 3128	\$1,571,000	24/02/2024
3	1/39 Mckean St BOX HILL NORTH 3129	\$1,520,000	02/12/2023

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: 08/03/2024 08:40



🛏️ 4 🚗 3 🚗 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

08/03/2023 - 07/03/2024: \$1,162,000

Comparable Properties



5 Samuel Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

🛏️ 4 🚗 3 🚗 3

Price: \$1,574,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 597 sqm approx



1/4 Camelia St BOX HILL 3128 (REI)

Agent Comments

🛏️ 4 🚗 3 🚗 2

Price: \$1,571,000

Method: Private Sale

Date: 24/02/2024

Property Type: Townhouse (Single)

Land Size: 332 sqm approx



1/39 Mckean St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

🛏️ 4 🚗 3 🚗 2

Price: \$1,520,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

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