

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 Musk Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,110,000 Property Type Townhouse Suburb Blackburn

Period - From 07/09/2022 to 06/09/2023 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	23a Douglas St BLACKBURN NORTH 3130	\$1,263,000	04/08/2023
2	2c Sergeant St BLACKBURN 3130	\$1,256,666	30/06/2023
3	3/1 Malabar Rd BLACKBURN 3130	\$1,215,000	27/03/2023

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:

07/09/2023 11:12



Property Type: Townhouse

Agent Comments

Comparable Properties



23a Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,263,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)

Land Size: 326 sqm approx



2c Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,256,666

Method: Private Sale

Date: 30/06/2023

Property Type: Townhouse (Single)

Land Size: 456 sqm approx



3/1 Malabar Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,215,000

Method: Sold Before Auction

Date: 27/03/2023

Property Type: Townhouse (Res)

Land Size: 204 sqm approx