## 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	2/10 Musk Street, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,110,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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	
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## **McGrath**

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median Townhouse Price** 07/09/2022 - 06/09/2023: \$1,110,000





Property Type: Townhouse **Agent Comments** 

# Comparable Properties



23a Douglas St BLACKBURN NORTH 3130

(REI)

Price: \$1,263,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res) Land Size: 326 sqm approx

**Agent Comments** 



2c Sergeant St BLACKBURN 3130 (REI/VG)

**-**3

**---** 3



Price: \$1,256,666 Method: Private Sale Date: 30/06/2023

**Property Type:** Townhouse (Single) Land Size: 456 sqm approx

**Agent Comments** 



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

Price: \$1,215,000

Method: Sold Before Auction

Date: 27/03/2023

Property Type: Townhouse (Res) Land Size: 204 sqm approx

**Agent Comments** 

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





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