

# 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 2/92-94 Main Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$785,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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	2/10a Donald St BLACKBURN SOUTH 3130	\$770,000	25/11/2023
2	1/69 Albion Rd BOX HILL 3128	\$745,000	21/12/2023
3	9/92-94 Main St BLACKBURN 3130	\$722,000	11/11/2023

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: 25/01/2024 08:38

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

December quarter 2023: \$785,000



**Property Type:**

Agent Comments

## Comparable Properties



**2/10a Donald St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Unit



**1/69 Albion Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$745,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Townhouse (Res)



**9/92-94 Main St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$722,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Unit

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