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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$785,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



woodards





Property Type: Agent Comments Luke Banitsiotis 03 9894 1000 0402 261 116 Ibanitsiotis@woodards.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price December quarter 2023: \$785,000

Comparable Properties



Price: \$770,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit

(REI/VG)



1/69 Albion Rd BOX HILL 3128 (REI)

2/10a Donald St BLACKBURN SOUTH 3130

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Price: \$745,000 Method: Private Sale Date: 21/12/2023 Property Type: Townhouse (Res)



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



EI) Agent Comments

Agent Comments

Agent Comments

Price: \$722,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



propertydata

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