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

22/12 John 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	\$761,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/07/2023	to	30/09/2023		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	1/73 Laburnum St BLACKBURN 3130	\$761,000	29/07/2023
2	2/10 Linden St BLACKBURN 3130	\$750,000	22/07/2023
3	10/12 John St BLACKBURN 3130	\$700,000	19/08/2023

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:

02/11/2023 11:35



McGrath

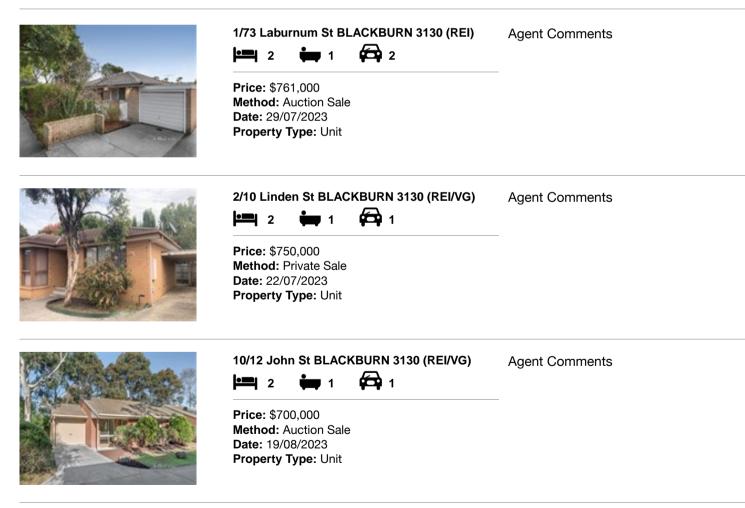




Property Type: Unit Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2023: \$761,000

Comparable Properties



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



Propertydata

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