Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/13 Main Street, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pr	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	10/113 Surrey Rd BLACKBURN NORTH 3130	\$475,000	13/09/2023
2	3/19 Bishop St BOX HILL 3128	\$435,000	24/11/2023
3	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024

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.

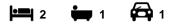
This Statement of Information was prepared on:

03/04/2024 18:03









Property Type: Apartment Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price December quarter 2023: \$785,000

Comparable Properties





10/113 Surrey Rd BLACKBURN NORTH 3130 Agent Comments (REI/VG)



Price: \$475,000 Method: Private Sale Date: 13/09/2023 Property Type: Apartment

3/19 Bishop St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$435,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

19/56-60 Bishop St BOX HILL 3128 (REI)



Agent Comments



Price: \$385,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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