

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 3/239 Blackburn Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$788,000 Property Type Unit Suburb Blackburn South

Period - From 02/08/2022 to 01/08/2023 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	2/4 Loram Ct BLACKBURN SOUTH 3130	\$715,000	09/02/2023
2			
3			

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: 02/08/2023 11:52

3/239 Blackburn Road, Blackburn South Vic 3130

McGrath

Elliot Kyriakou
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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

02/08/2022 - 01/08/2023: \$788,000



 2  1  3

Property Type: Flat

Land Size: 237.725 sqm approx

Agent Comments

Comparable Properties



**2/4 Loram Ct BLACKBURN SOUTH 3130
(REI/VG)**

Agent Comments

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 09/02/2023

Property Type: Unit

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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