

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

4/43 The Ridge, Blackburn Vic 3130

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$722,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2023 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	1/14 Charlotte St BLACKBURN SOUTH 3130	\$625,000	17/02/2024
2	5/15 Station St BLACKBURN 3130	\$600,000	22/10/2023
3	3/15 Station St BLACKBURN 3130	\$600,000	21/10/2023

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:

20/02/2024 16:45



Property Type:

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending December 2023: \$722,000

Comparable Properties



1/14 Charlotte St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

5/15 Station St BLACKBURN 3130 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 22/10/2023

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

Land Size: 668 sqm approx

3/15 Station St BLACKBURN 3130 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 21/10/2023

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

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



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