

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 6/60-62 South Parade, Blackburn Vic 3130

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Blackburn

Period - From 01/07/2022 to 30/06/2023 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	1a Duckham St BLACKBURN 3130	\$940,000	11/03/2023
2	9 Bright PI BLACKBURN SOUTH 3130	\$925,000	15/04/2023
3	7/5 Hay St BOX HILL SOUTH 3128	\$924,000	26/05/2023

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: 25/07/2023 11:11



3 2 2

Property Type: Townhouse
(Single)

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



1a Duckham St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$940,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)

Land Size: 242 sqm approx



9 Bright Pl BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$925,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 162 sqm approx



7/5 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 1

Price: \$924,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: Townhouse (Res)