

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

2C Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,093,944

Property Type Townhouse

Suburb Blackburn

Period - From 29/05/2022

to

28/05/2023

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	2/21 Elmhurst Rd BLACKBURN 3130	\$1,356,000	25/03/2023
2	2/19 Highfield Av BLACKBURN SOUTH 3130	\$1,076,000	11/02/2023
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:

29/05/2023 17:17



 3  2  2

Property Type: Townhouse

Land Size: 456 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

29/05/2022 - 28/05/2023: \$1,093,944

Comparable Properties



2/21 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,356,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 301 sqm approx



2/19 Highfield Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,076,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 352 sqm approx

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.