

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

5/27-29 Richmond Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,188,000 Property Type Townhouse Suburb Blackburn South

Period - From 03/08/2022 to 02/08/2023 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	2/19 Highfield Av BLACKBURN SOUTH 3130	\$1,076,000	11/02/2023
2	1/5 Holland Rd BLACKBURN SOUTH 3130	\$1,030,000	19/05/2023
3	2b Asquith St BOX HILL SOUTH 3128	\$1,000,000	27/02/2023

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:

03/08/2023 14:10

5/27-29 Richmond Street, Blackburn South Vic 3130

McGrath

Ellie Gong

9889 8800

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Indicative Selling Price

\$990,000 - \$1,080,000

Median Townhouse Price

03/08/2022 - 02/08/2023: \$1,188,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



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



1/5 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Sold Before Auction

Date: 19/05/2023

Property Type: Unit

Land Size: 236 sqm approx



2b Asquith St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 27/02/2023

Property Type: House

Land Size: 213 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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