

# 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 29 Aberdeen Road, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$905,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2023 to 30/09/2024 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	4/4 Barkly St BOX HILL 3128	\$1,120,000	14/12/2024
2	3/838 Canterbury Rd BOX HILL SOUTH 3128	\$1,100,000	07/10/2024
3	2/12 Glenice Av BLACKBURN SOUTH 3130	\$1,200,000	02/07/2024

**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.~~

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending September 2024: \$905,000



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 741 sqm approx

Agent Comments

## Comparable Properties



**4/4 Barkly St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** Townhouse (Single)

**Land Size:** 195 sqm approx



**3/838 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** Townhouse (Res)

**Land Size:** 165 sqm approx



**2/12 Glenice Av BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** Townhouse (Res)

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



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