

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

1/8 Ayr Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$980,000

Property Type Unit

Suburb Blackburn South

Period - From 01/01/2022

to 31/03/2022

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	1/18 Station St BLACKBURN 3130	\$880,000	19/03/2022
2	2/6 Marian Ct BLACKBURN 3130	\$880,000	20/12/2021
3	6/235-237 Blackburn Rd BLACKBURN SOUTH 3130	\$829,500	15/12/2021

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:

03/05/2022 08:54

1/8 Ayr Street, Blackburn South Vic 3130

McGrath

Leon Li
0450470207
leonli@mcgrath.com.au



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2022: \$980,000

Comparable Properties

1/18 Station St BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$880,000

Method: Sold Before Auction

Date: 19/03/2022

Property Type: Unit



2/6 Marian Ct BLACKBURN 3130 (VG)

Agent Comments

3 - -

Price: \$880,000

Method: Sale

Date: 20/12/2021

Property Type: Flat/Unit/Apartment (Res)



6/235-237 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$829,500

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Unit

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



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