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

2a Highfield Avenue, Blackburn South Vic 3130

Indicative selling price

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underauotina
i or the meaning		consumer.vic.gov.au/	underquoting

Single price \$988,000

Median sale price

Median price	\$870,000	Pro	perty Type Unit	:	Suburb	Blackburn South
Period - From	01/01/2024	to	31/12/2024	Source	ce 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.

Ade	dress of comparable property	Price	Date of sale
1	6 The Terrace BLACKBURN 3130	\$980,000	01/12/2024
2	2/8 Wirreanda Ct BLACKBURN 3130	\$975,000	19/10/2024
3	1/1 Royton St BURWOOD EAST 3151	\$985,000	17/09/2024

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.

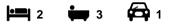
This Statement of Information was prepared on:

28/01/2025 11:38



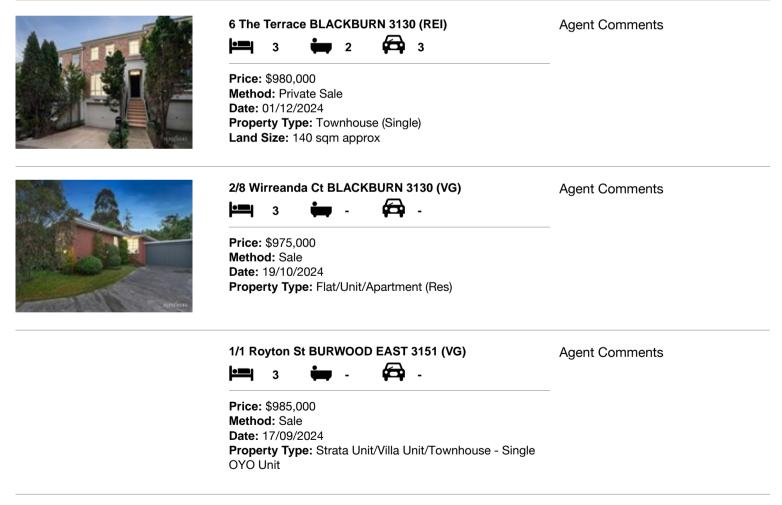
McGrath





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$988,000 Median Unit Price Year ending December 2024: \$870,000

Comparable Properties



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



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