

# 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

2 Mira Street, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Blackburn South

Period - From 26/10/2020

to

25/10/2021

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	188 Blackburn Rd BLACKBURN SOUTH 3130	\$1,130,000	05/06/2021
2	236 Blackburn Rd BLACKBURN SOUTH 3130	\$1,055,000	27/06/2021
3	244 Middleborough Rd BLACKBURN SOUTH 3130	\$1,050,000	04/05/2021

**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:

26/10/2021 11:24



3 2 2

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 551 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

26/10/2020 - 25/10/2021: \$1,300,000

## Comparable Properties



**188 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 05/06/2021

**Property Type:** House (Res)

**Land Size:** 496 sqm approx



**236 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 27/06/2021

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**244 Middleborough Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments

3 1 2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 04/05/2021

**Property Type:** House (Res)

**Land Size:** 611 sqm approx

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