

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

1/3 Maxwell Court, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,106,000

Property Type

Townhouse

Suburb

Blackburn South

Period - From

08/10/2023

to

07/10/2024

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	1/111 Eley Rd BOX HILL SOUTH 3128	\$1,248,000	27/07/2024
2			
3			

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:

08/10/2024 10:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Townhouse Price
08/10/2023 - 07/10/2024: \$1,106,000

Comparable Properties



1/111 Eley Rd BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$1,248,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

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.