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 | 2/27-29 Richmond Street, Blackburn South Vic 3130 Including suburb and postcode

Indicative selling price

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

Single price \$1,139,500

Median sale price

Median price	\$1,106,000	Pro	pperty Type Tov	vnhouse	Suburb	Blackburn South
Period - From	13/01/2024	to	12/01/2025	Sour	ce Propert	y Data

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

Add	dress of comparable property	Price	Date of sale
1	7 Crick Wlk BURWOOD EAST 3151	\$1,250,000	31/12/2024
2	32 Northcote Cirt BURWOOD EAST 3151	\$1,300,000	05/09/2024
3	6A/6 Jellicoe St BOX HILL SOUTH 3128	\$1,282,500	10/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/01/2025 13:21

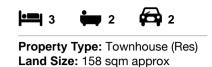


McGrath

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Indicative Selling Price \$1,139,500 **Median Townhouse Price** 13/01/2024 - 12/01/2025: \$1,106,000





Agent Comments

Comparable Properties



7 Crick WIk BURWOOD EAST 3151 (REI)



Price: \$1,250,000 Method: Private Sale Date: 31/12/2024

Property Type: Townhouse (Single)

Agent Comments

32 Northcote Cirt BURWOOD EAST 3151 (VG)







Price: \$1,300,000 Method: Sale Date: 05/09/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Dwelling

Agent Comments

6A/6 Jellicoe St BOX HILL SOUTH 3128 (VG)



Price: \$1,282,500 Method: Sale Date: 10/08/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



