

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 2/27-29 Richmond Street, Blackburn South Vic 3130

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 Property Type Townhouse Suburb Blackburn South

Period - From 13/01/2024 to 12/01/2025 Source Property 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	Price	Date of sale
1	7 Crick Wik 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 comparable properties 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

Elliot Kyriakou
03 9877 1277
0425 779 464

elliotkyriakou@mcgrath.com.au

Indicative Selling Price

\$1,139,500

Median Townhouse Price

13/01/2024 - 12/01/2025: \$1,106,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



7 Crick Wik BURWOOD EAST 3151 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 31/12/2024

Property Type: Townhouse (Single)

32 Northcote Cirt BURWOOD EAST 3151 (VG)

Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 05/09/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Dwelling

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

Agent Comments

3 - -

Price: \$1,282,500

Method: Sale

Date: 10/08/2024

Property Type: Flat/Unit/Apartment (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.