

# 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

6/29 Baldwin Road, Blackburn 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 \$380,000 & \$398,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2023

to 30/06/2023

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	12/11 Bishop St BOX HILL 3128	\$385,000	11/05/2023
2	303/4 Station St BLACKBURN 3130	\$385,000	23/03/2023
3	306/1 Sergeant St BLACKBURN 3130	\$380,000	10/05/2023

**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:

01/09/2023 14:00

6/29 Baldwin Road, Blackburn Vic 3130

# McGrath

Daniel Motalli

03 9877 1277

0418 804 787

danielmotalli@mcgrath.com.au

**Indicative Selling Price**

\$380,000 - \$398,000

**Median Unit Price**

June quarter 2023: \$640,000



1 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**12/11 Bishop St BOX HILL 3128 (VG)**

Agent Comments

1 - -

**Price:** \$385,000

**Method:** Sale

**Date:** 11/05/2023

**Property Type:** Strata Flat - Single OYO Flat



**303/4 Station St BLACKBURN 3130 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** Apartment

**Land Size:** 74 sqm approx



**306/1 Sergeant St BLACKBURN 3130 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$380,000

**Method:** Sold Before Auction

**Date:** 10/05/2023

**Property Type:** Unit

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



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