

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 Richmond Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,080,000 & \$1,130,000

Median sale price

Median price \$1,035,000 Property Type Townhouse Suburb Blackburn South

Period - From 05/02/2024 to 04/02/2025 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	4/4 Barkly St BOX HILL 3128	\$1,120,000	14/12/2024
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:

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Indicative Selling Price

\$1,080,000 - \$1,130,000

Median Townhouse Price

05/02/2024 - 04/02/2025: \$1,035,000



 3  2  2

Property Type: Townhouse (Res)

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



4/4 Barkly St BOX HILL 3128 (REI)

Agent Comments

 3  3  2

Price: \$1,120,000

Method: Private Sale

Date: 14/12/2024

Property Type: Townhouse (Single)

Land Size: 195 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.

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



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