

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

44 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,105,000

Property Type

Townhouse

Suburb

Blackburn South

Period - From

20/03/2022

to

19/03/2023

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	46 Holland Rd BLACKBURN SOUTH 3130	\$1,210,000	10/12/2022
2	66B Raleigh St FOREST HILL 3131	\$1,180,000	17/10/2022
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:

20/03/2023 12:00

44 Holland Road, Blackburn South Vic 3130

McGrath

Ripple Wu

03 9889 8800

0433 903 099

ripplewu@mcgrath.com.au

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

20/03/2022 - 19/03/2023: \$1,105,000



4 3 2

Property Type: Townhouse (Res)

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



46 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)

Land Size: 341 sqm approx



66B Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments

3 3 2

Price: \$1,180,000

Method: Private Sale

Date: 17/10/2022

Property Type: Townhouse (Single)

Land Size: 277 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 Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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