

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

2/60 MAIN STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

Other

Suburb

Blackburn

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

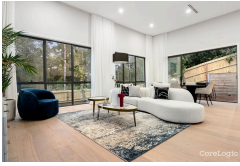
Date of sale

3/60 MAIN STREET BLACKBURN VIC 3130	\$1,758,000	09-Nov-24
1/60 MAIN STREET BLACKBURN VIC 3130	\$1,650,000	01-Feb-25
2/10 HIRST STREET BLACKBURN VIC 3130	\$1,585,000	14-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 06 February 2025



**3/60 MAIN STREET BLACKBURN
VIC 3130**

Sold Price ^{RS} **\$1,758,000** Sold Date **09-Nov-24**

4 2 2

Distance **0.01km**



**1/60 MAIN STREET BLACKBURN
VIC 3130**

Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **01-Feb-25**

4 2 2

Distance **0.02km**



**2/10 HIRST STREET BLACKBURN
VIC 3130**

Sold Price ^{RS} **\$1,585,000** ^{UN} Sold Date **14-Jan-25**

4 3 2

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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