

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 \$920,000 & \$980,000

Median sale price

Median price \$1,106,000 Property Type Townhouse Suburb Blackburn South

Period - From 27/11/2023 to 26/11/2024 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	2/13 Harrow St BLACKBURN SOUTH 3130	\$935,000	19/10/2024
2	29 Brazeel St BLACKBURN SOUTH 3130	\$980,000	10/06/2024
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:

27/11/2024 15:21

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Indicative Selling Price

\$920,000 - \$980,000

Median Townhouse Price

27/11/2023 - 26/11/2024: \$1,106,000



 3  2  2

Property Type: Townhouse (Res)

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



2/13 Harrow St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$935,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 225 sqm approx



29 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$980,000

Method: Sold Before Auction

Date: 10/06/2024

Property Type: Townhouse (Res)

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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