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

12 Kerr Street, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,980,000		&		\$2,178,000			
Median sale p	rice							
Median price	\$1,523,500	Pro	operty Type	Hou	se		Suburb	Blackburn
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Mitchell St BLACKBURN NORTH 3130	\$2,080,000	09/10/2024
2	6 Boxleigh Gr BOX HILL NORTH 3129	\$2,200,000	01/10/2024
3	27 Harrison St BOX HILL NORTH 3129	\$2,158,000	25/05/2024

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:

21/10/2024 11:15



McGrath





Property Type: House Land Size: 753 sqm approx Agent Comments

Indicative Selling Price \$1,980,000 - \$2,178,000 Median House Price Year ending September 2024: \$1,523,500

Comparable Properties



7 Mitchell St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$2,080,000 Method: Private Sale Date: 09/10/2024 Property Type: House (Res) Land Size: 754 sqm approx

6 Boxleigh Gr BOX HILL NORTH 3129 (REI)



Price: \$2,200,000 Method: Sold Before Auction Date: 01/10/2024 Property Type: House (Res) Land Size: 635 sqm approx

27 Harrison St BOX HILL NORTH 3129 (REI/VG)

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Price: \$2,158,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 626 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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Agent Comments

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