

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

2/10 Musk Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,108,888

Property Type Townhouse

Suburb Blackburn

Period - From 22/09/2022

to

21/09/2023

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	23a Douglas St BLACKBURN NORTH 3130	\$1,263,000	04/08/2023
2	2c Sergeant St BLACKBURN 3130	\$1,256,666	30/06/2023
3	3/1 Malabar Rd BLACKBURN 3130	\$1,215,000	27/03/2023

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:

22/09/2023 11:59

2/10 Musk Street, Blackburn Vic 3130

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



5 4 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
22/09/2022 - 21/09/2023: \$1,108,888

Comparable Properties



23a Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,263,000
Method: Sold Before Auction
Date: 04/08/2023
Property Type: House (Res)
Land Size: 326 sqm approx



2c Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,256,666
Method: Private Sale
Date: 30/06/2023
Property Type: Townhouse (Single)
Land Size: 456 sqm approx



3/1 Malabar Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,215,000
Method: Sold Before Auction
Date: 27/03/2023
Property Type: Townhouse (Res)
Land Size: 204 sqm approx

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



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