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

2b Sergeant Street, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,180,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,082,500	Pro	operty Type	Том	nhouse		Suburb	Blackburn
Period - From	08/11/2023	to	07/11/2024		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2a Pakenham St BLACKBURN 3130	\$1,300,000	14/09/2024
2	3/19 Barcelona St BOX HILL 3128	\$1,420,000	02/09/2024
3	3/418 Middleborough Rd BLACKBURN 3130	\$1,109,000	27/07/2024

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:

08/11/2024 13:43









Property Type: Townhouse **Land Size:** 304sqm sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,280,000 Median Townhouse Price 08/11/2023 - 07/11/2024: \$1,082,500

Comparable Properties



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3/19 Barcelona St BOX HILL 3128 (REI)

2

2a Pakenham St BLACKBURN 3130 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 14/09/2024 Property Type: Townhouse (Res)



Price: \$1,420,000 Method: Sold Before Auction Date: 02/09/2024 Property Type: Townhouse (Res) Land Size: 258 sqm approx

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3



3/418 Middleborough Rd BLACKBURN 3130 (REI)

2



Agent Comments

Agent Comments

Agent Comments

Price: \$1,109,000 Method: Auction Sale Date: 27/07/2024 Property Type: Townhouse (Res) Land Size: 313 sqm approx

Account - Barry Plant | P: 03 9842 8888



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