

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 consumer.vic.gov.au/underquoting

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,082,500 Property Type Townhouse Suburb Blackburn

Period - From 08/11/2023 to 07/11/2024 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	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



 3
  2
  2

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



2a Pakenham St BLACKBURN 3130 (REI)

Agent Comments

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  2
  2

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



3/19 Barcelona St BOX HILL 3128 (REI)

Agent Comments

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  2
  2

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



3/418 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

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  2
  2

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