Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	11/88 Main Street, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 & \$950,0	000
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Median sale price

Median price	\$1,150,000	Pro	perty Type T	ownhouse		Suburb	Blackburn
Period - From	28/07/2021	to	27/07/2022		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

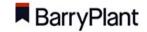
Add	dress of comparable property	Price	Date of sale
1	6/2 Vine St, Blackburn, Vic 3130, Australia	\$961,000	09/07/2022
2	2/4 Vine St BLACKBURN 3130	\$939,000	26/03/2022
3	1/18 Station St BLACKBURN 3130	\$880,000	19/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2022 13:42







Indicative Selling Price \$880,000 - \$950,000 **Median Townhouse Price** 28/07/2021 - 27/07/2022: \$1,150,000





Property Type: Townhouse Land Size: 178 sqm approx Agent Comments

Comparable Properties

6/2 Vine St, Blackburn, Vic 3130, Australia

(REI)

-3



Price: \$961,000 Method:

Date: 09/07/2022

Property Type: Townhouse (Single)

Agent Comments

2/4 Vine St BLACKBURN 3130 (REI/VG)

-3



Price: \$939,000 Method: Auction Sale Date: 26/03/2022 Property Type: Unit Land Size: 154 sqm approx Agent Comments

1/18 Station St BLACKBURN 3130 (REI/VG)

--3



Price: \$880.000

Method: Sold Before Auction

Date: 19/03/2022 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9842 8888



