

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

11/88 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,150,000 Property Type Townhouse 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	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 comparable properties 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

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Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

28/07/2021 - 27/07/2022: \$1,150,000



 3  2  1

Property Type: Townhouse

Land Size: 178 sqm approx

Agent Comments

Comparable Properties

6/2 Vine St, Blackburn, Vic 3130, Australia
(REI)

Agent Comments

 3  2  1

Price: \$961,000

Method:

Date: 09/07/2022

Property Type: Townhouse (Single)

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

Agent Comments

 3  2  2

Price: \$939,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Unit

Land Size: 154 sqm approx

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

Agent Comments

 3  1  2

Price: \$880,000

Method: Sold Before Auction

Date: 19/03/2022

Property Type: Unit