

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 3/10 Boyd Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Blackburn South

Period - From 06/09/2023 to 05/09/2024 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	3/308 Springvale Rd FOREST HILL 3131	\$590,000	02/08/2024
2	7/8-10 Albert St BLACKBURN 3130	\$580,000	20/07/2024
3			

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: 06/09/2024 15:51

3/10 Boyd Street, Blackburn South Vic 3130

McGrath

James Lewis

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

06/09/2023 - 05/09/2024: \$717,500



Rooms: 4

Property Type: Flat

Land Size: 139.465 sqm approx

Agent Comments

Comparable Properties



3/308 Springvale Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$590,000

Method: Private Sale

Date: 02/08/2024

Property Type: Unit



7/8-10 Albert St BLACKBURN 3130 (REI) Agent Comments



Price: \$580,000

Method: Private Sale

Date: 20/07/2024

Property Type: Unit

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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