## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/13 Main Street, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$788,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/01/2024	to	31/03/2024		So	urce	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	10/113 Surrey Rd BLACKBURN NORTH 3130	\$475,000	13/09/2023
2	3/19 Bishop St BOX HILL 3128	\$435,000	24/11/2023
3	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024

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:

23/04/2024 16:56









Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median Unit Price March quarter 2024: \$788,000

# **Comparable Properties**





10/113 Surrey Rd BLACKBURN NORTH 3130 Agent Comments (REI/VG)



Price: \$475,000 Method: Private Sale Date: 13/09/2023 Property Type: Apartment

3/19 Bishop St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$435,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

19/56-60 Bishop St BOX HILL 3128 (REI)



Agent Comments



Price: \$385,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

#### Account - Barry Plant | P: (03) 9431 1243

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.