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	2a Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,080,000 Property Type Townhouse Suburb Blackburn

Period - From 20/08/2023 to 19/08/2024 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	3/40 Cootamundra CR BLACKBURN 3130	$1,080,000	02/06/2024
2	2/5 Vine St BLACKBURN 3130	$1,031,000	23/03/2024
3	11 Kurrajong Way BLACKBURN NORTH 3130	$1,028,000	26/02/2024

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: 20/08/2024 23:07

2a Pakenham Street, Blackburn Vic 3130

Steven Zervas
0423767621
steven@heavyside.co



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Townhouse Price
20/08/2023 - 19/08/2024: $1,080,000

Comparable Properties



3/40 Cootamundra CR BLACKBURN 3130 (REI)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 02/06/2024
Property Type: Townhouse (Res)
Land Size: 166 sqm approx

Agent Comments



2/5 Vine St BLACKBURN 3130 (REI/VG)

3 2 1

Price: $1,031,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments



11 Kurrajong Way BLACKBURN NORTH 3130 (REI/VG)

3 2 2

Price: $1,028,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 276 sqm approx

Agent Comments

Account - Heavyside

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