

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

1/11 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,159,000 Property Type Townhouse Suburb Blackburn South

Period - From 30/01/2023 to 29/01/2024 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	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,130,000	25/10/2023
2	2/11 Eley Rd BLACKBURN SOUTH 3130	\$1,110,000	15/08/2023
3	5/27 Laburnum St BLACKBURN 3130	\$1,040,000	11/11/2023

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:

30/01/2024 11:24



 3
  2
  2

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 316 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 30/01/2023 - 29/01/2024: \$1,159,000

Comparable Properties



280 Middleborough Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

 3
  3
  1

Price: \$1,130,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)
Land Size: 309 sqm approx

2/11 Eley Rd BLACKBURN SOUTH 3130 (VG) Agent Comments

 3
  -
  -

Price: \$1,110,000
Method: Sale
Date: 15/08/2023
Property Type: Flat/Unit/Apartment (Res)



5/27 Laburnum St BLACKBURN 3130 (REI) Agent Comments

 3
  2
  1

Price: \$1,040,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017