

# 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

2/14 Stanley Grove, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,160,500 Property Type Townhouse Suburb Blackburn

Period - From 23/08/2022 to 22/08/2023 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.

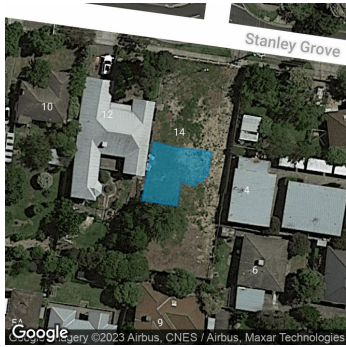
	Address of comparable property	Price	Date of sale
1	9 Kurrajong Way BLACKBURN NORTH 3130	\$1,045,000	12/08/2023
2	3/11 Vine St BLACKBURN 3130	\$1,019,500	12/08/2023
3	4/22 Paisley St BOX HILL NORTH 3129	\$980,000	08/07/2023

**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:

23/08/2023 08:42



3   2   2

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Townhouse Price**  
23/08/2022 - 22/08/2023: \$1,160,500

## Comparable Properties



**9 Kurrajong Way BLACKBURN NORTH 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$1,045,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 209 sqm approx



**3/11 Vine St BLACKBURN 3130 (REI)**

Agent Comments

3   2   1

**Price:** \$1,019,500  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 252 sqm approx



**4/22 Paisley St BOX HILL NORTH 3129 (REI)**

Agent Comments

3   2   1

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 207 sqm approx

**Account - Jellis Craig | P: (03) 9908 5700**