Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,545,000

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,580,000	&	\$1,680,000
---------------------------	---	-------------

Median sale price

Median price	\$1,447,500	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/01/2024	to	31/03/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

3 Monash Gr BLACKBURN SOUTH 3130

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.

Add	dress of comparable property	Price	Date of sale
1	1 Cherryl St FOREST HILL 3131	\$1,830,000	12/03/2024
2	44 Drummond St BLACKBURN SOUTH 3130	\$1,700,000	04/05/2024

OR

3

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:	27/05/2024 11:54

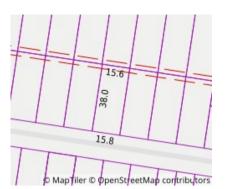


02/03/2024



Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,680,000 **Median House Price** March quarter 2024: \$1,447,500



Property Type: House Land Size: 588 sqm approx **Agent Comments**

Comparable Properties



1 Cherryl St FOREST HILL 3131 (REI/VG)





Price: \$1,830,000 Method: Private Sale Date: 12/03/2024 Property Type: House Land Size: 647 sqm approx **Agent Comments**



44 Drummond St BLACKBURN SOUTH 3130

(REI)





Price: \$1,700,000

Method: Auction Sale Date: 04/05/2024

Property Type: House (Res) Land Size: 702 sqm approx

Agent Comments



3 Monash Gr BLACKBURN SOUTH 3130

(REI/VG)



Price: \$1,545,000 Method: Auction Sale

Date: 02/03/2024 Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments

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



