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

3 Monash Grove, Blackburn South Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Hou	se		Suburb	Blackburn South
Period - From	01/10/2022	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	36 Baratta St BLACKBURN SOUTH 3130	\$1,417,000	12/10/2023
2	11 Granya Ct BLACKBURN SOUTH 3130	\$1,360,000	24/10/2023
3	16 Obrien Cr BLACKBURN SOUTH 3130	\$1,350,000	14/10/2023

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:

06/11/2023 11:54



3 Monash Grove, Blackburn South Vic 3130







Rooms: 2 Property Type: House (Previously Occupied - Detached) Land Size: 534 sqm approx Agent Comments Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price Year ending September 2023: \$1,320,000

Comparable Properties



36 Baratta St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,417,000 Method: Private Sale Date: 12/10/2023 Property Type: House Land Size: 711 sqm approx



11 Granya Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,360,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 560 sqm approx



16 Obrien Cr BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,350,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 529 sqm approx

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



property data

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