

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
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Indicative selling price

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

Range between

\$1,300,000

 &

\$1,430,000

Median sale price

Median price

\$1,320,000

 Property Type

House

 Suburb

Blackburn South

Period - From

01/10/2022

 to

30/09/2023

 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	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



Rooms: 2

Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

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 O'Brien 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