

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

32 Grange Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Blackburn South

Period - From 01/10/2023

to 31/12/2023

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	12 Hone Av BLACKBURN SOUTH 3130	\$1,835,000	26/08/2023
2	58 Canora St BLACKBURN SOUTH 3130	\$1,730,000	09/09/2023
3	11 Mansfield St BLACKBURN SOUTH 3130	\$1,671,000	23/09/2023

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:

23/01/2024 19:04

32 Grange Road, Blackburn South Vic 3130



Miranda Bailey
9908 5700
0431 535 009

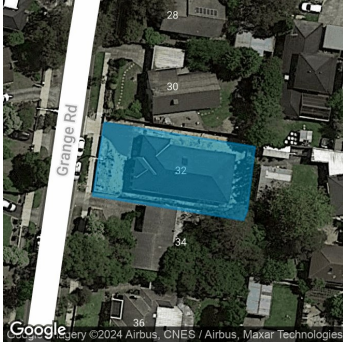
mirandabailey@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2023: \$1,390,000



5 2 2

Property Type: House

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



12 Hone Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5 2 2

Price: \$1,835,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 630 sqm approx



58 Canora St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House

Land Size: 604 sqm approx



11 Mansfield St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,671,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 623 sqm approx

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



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