

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

7 Ryan Grove, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,029,000

Median sale price

Median price

\$968,500

House

X

Unit

Suburb

Blackburn South

Period - From

01/07/2018

to

30/09/2018

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	16 Romoly Dr FOREST HILL 3131	\$1,086,000	17/11/2018
2	25 Craig St BLACKBURN SOUTH 3130	\$1,010,000	18/09/2018
3	12 York St BLACKBURN SOUTH 3130	\$1,003,000	14/08/2018

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.~~