

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

57 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,063,000

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2019

to

30/09/2019

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	3 Florence St BLACKBURN 3130	\$1,295,000	03/08/2019
2	19 Paramount Av BLACKBURN SOUTH 3130	\$1,220,000	20/06/2019
3	30 Drummond St BLACKBURN SOUTH 3130	\$1,150,000	04/05/2019

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:

21/10/2019 09:31

57 Orchard Grove, Blackburn South Vic 3130



Christine Bafas

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Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

September quarter 2019: \$1,063,000



4 2 2

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



3 Florence St BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,295,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 605 sqm approx



19 Paramount Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,220,000

Method: Private Sale

Date: 20/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 663 sqm approx



30 Drummond St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,150,000

Method: Auction Sale

Date: 04/05/2019

Property Type: House (Res)

Land Size: 706 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.