

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

9 GRANGE ROAD BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Blackburn South

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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 HEARTY STREET BLACKBURN SOUTH VIC 3130	\$1,770,000	01-Jun-24
8 LINCOLN STREET BURWOOD EAST VIC 3151	\$1,670,000	01-Jun-24
13 MIRA STREET BLACKBURN SOUTH VIC 3130	\$1,665,000	22-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 14 August 2024



1 HEARTY STREET BLACKBURN SOUTH VIC 3130

4 2 -

Sold Price ^{RS} **\$1,770,000** Sold Date **01-Jun-24**

Distance **0.82km**



8 LINCOLN STREET BURWOOD EAST VIC 3151

4 2 2

Sold Price ^{RS} **\$1,670,000** Sold Date **01-Jun-24**

Distance **1.58km**



13 MIRA STREET BLACKBURN SOUTH VIC 3130

4 2 2

Sold Price ^{RS} **\$1,665,000** Sold Date **22-Jun-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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