

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

39 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,107,500

Property Type House

Suburb Blackburn South

Period - From 12/02/2020

to

11/02/2021

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	87 Pakenham St BLACKBURN 3130	\$2,105,000	17/10/2020
2			
3			

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:

12/02/2021 10:07

39 Orchard Grove, Blackburn South Vic 3130



Andrew Luke
0399085700
0419154064

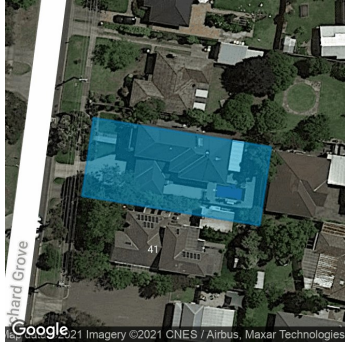
andrewluke@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

12/02/2020 - 11/02/2021: \$1,107,500



Property Type: House (Previously Occupied - Detached)

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



87 Pakenham St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$2,105,000

Method: Auction Sale

Date: 17/10/2020

Property Type: House (Res)

Land Size: 630 sqm approx

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.

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.