Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 36 Lee Ann Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$850,000		&		\$935,000			
Median sale pi	rice							
Median price	\$1,595,500	Pro	Property Type Hous		se		Suburb	Blackburn
Period - From	07/03/2023	to	06/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17b Wreford Rd BLACKBURN SOUTH 3130	\$948,000	26/09/2023
2	358 Springvale Rd FOREST HILL 3131	\$905,000	08/01/2024
3	204 Blackburn Rd BLACKBURN SOUTH 3130	\$890,000	02/12/2023

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:

07/03/2024 15:59



McGrath





Property Type: House Land Size: 395 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median House Price 07/03/2023 - 06/03/2024: \$1,595,500

Comparable Properties

	17b Wreford Rd BLACKBURN SOUTH 3130 (REI/VG) 2 1 2 2 2 Price: \$948,000 Method: Sold Before Auction Date: 26/09/2023 Property Type: House (Res) Land Size: 329 sqm approx	Agent Comments
	358 Springvale Rd FOREST HILL 3131 (REI/VG) → 3 → 2 → 2 Price: \$905,000 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 536 sqm approx	Agent Comments
BARRYPLANE	204 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG) ■ 3 ■ 1 2 2 Price: \$890,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 391 sqm approx	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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