

# 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

50 Myrtle Grove, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,481,000

Property Type House

Suburb Blackburn

Period - From 01/01/2021

to 31/03/2021

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	28 Clifton St BLACKBURN 3130	\$1,860,000	17/04/2021
2	4a Haig St BOX HILL SOUTH 3128	\$1,839,000	17/04/2021
3	11 Oliver Av BLACKBURN 3130	\$1,800,000	25/03/2021

**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:

13/05/2021 10:31

50 Myrtle Grove, Blackburn Vic 3130



Daniel Bullen

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

March quarter 2021: \$1,481,000



4 2 2

**Property Type:** House

**Land Size:** 913 sqm approx

Agent Comments

## Comparable Properties



**28 Clifton St BLACKBURN 3130 (REI)**

Agent Comments

4 2 2

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**4a Haig St BOX HILL SOUTH 3128 (REI)**

Agent Comments

4 1 2

**Price:** \$1,839,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 920 sqm approx



**11 Oliver Av BLACKBURN 3130 (REI)**

Agent Comments

3 2 1

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 25/03/2021

**Property Type:** House (Res)

**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.