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

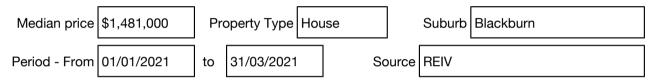
39 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Single price \$1,550,000

Median sale price



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 | 99 Albion Rd BOX HILL 3128 | \$1,635,000 | 25/03/2021 |
| 2 | 58 Williams Rd BLACKBURN 3130 | \$1,600,000 | 31/03/2021 |
| 3 | 5 Dwyer St BLACKBURN 3130 | \$1,535,000 | 08/05/2021 |

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:

12/05/2021 12:01









Property Type: House Land Size: 609 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

> Indicative Selling Price \$1,550,000 Median House Price March quarter 2021: \$1,481,000

Comparable Properties

| 99 Albion Rd BOX HILL 3128 (REI) 3 🏣 1 🋱 2 | Agent Comments |
|---|----------------|
| Price: \$1,635,000 Method: Auction Sale Date: 25/03/2021 Property Type: House (Res) Land Size: 850 sqm approx | |
| 58 Williams Rd BLACKBURN 3130 (REI) 3 1 2 Price: \$1,600,000 Method: Private Sale Date: 31/03/2021 Property Type: House Land Size: 913 sqm approx | Agent Comments |
| 5 Dwyer St BLACKBURN 3130 (REI) 3 1 1 1 Price: \$1,535,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 649 sqm approx | Agent Comments |

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.