

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

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	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



 3  1  1

Property Type: House

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



99 Albion Rd BOX HILL 3128 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

Price: \$1,600,000

Method: Private Sale

Date: 31/03/2021

Property Type: House

Land Size: 913 sqm approx



5 Dwyer St BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,535,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 649 sqm approx