

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

8 Granya Court, Blackburn South, VIC 3130

Indicative selling price

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

Single price

\$1,395,000

or range between

&

Median sale price

Median price

\$ 1,355,000

Property type

House

Suburb

Blackburn South

Period - From

27/05/2023

to

26/05/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	19 Branksome Gr, Blackburn South Vic	1,310,000	03/04/2024
2	3 Monash Gr, Blackburn South Vic	1,545,000	02/03/2024
3	3 Granya Ct, Blackburn South Vic	1,245,000	24/02/2024

This Statement of Information was prepared on: 27/05/2024

