

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 59 Stanley Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,240,000 & \$1,360,000

Median sale price

Median price \$1,517,000 Property Type House Suburb Blackburn

Period - From 01/01/2024 to 31/12/2024 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	51 Luckie St NUNAWADING 3131	\$1,360,000	14/01/2025
2	5 Badenoch St BLACKBURN 3130	\$1,346,000	21/11/2024
3	44 Morrie Cr BLACKBURN NORTH 3130	\$1,268,000	01/11/2024

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: 31/01/2025 11:58

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Indicative Selling Price

\$1,240,000 - \$1,360,000

Median House Price

Year ending December 2024: \$1,517,000



Property Type:

Agent Comments

Comparable Properties



51 Luckie St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 14/01/2025

Property Type: House

Land Size: 917 sqm approx

5 Badenoch St BLACKBURN 3130 (VG)

Agent Comments



Price: \$1,346,000

Method: Sale

Date: 21/11/2024

Property Type: House (Res)

Land Size: 728 sqm approx



44 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,268,000

Method: Sold Before Auction

Date: 01/11/2024

Property Type: House (Res)

Land Size: 703 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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