

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

32 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,380,000

&

\$1,450,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2024

to

31/03/2024

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	21 Larch St BLACKBURN 3130	\$1,450,000	20/06/2024
2	7 Agnew St BLACKBURN SOUTH 3130	\$1,430,000	16/03/2024
3	22 Goodwin St BLACKBURN 3130	\$1,375,000	04/05/2024

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:

04/07/2024 11:42



 3  2  2

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,450,000

Median House Price

March quarter 2024: \$1,650,000

Comparable Properties



21 Larch St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,450,000

Method: Sold Before Auction

Date: 20/06/2024

Property Type: House (Res)



7 Agnew St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,430,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 667 sqm approx



22 Goodwin St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 696 sqm approx