

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

4 Monash Grove Blackburn South VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,103,000

Property type

House

Suburb

Blackburn South

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2 Winston Court Blackburn South VIC 3130	\$880,000	21-Mar-20
53 Raleigh Street Forest Hill VIC 3131	\$871,000	19-Oct-20
8 Joan Crescent Burwood East VIC 3151	\$892,000	27-Apr-20

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 6 months.~~

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2 Winston Court Blackburn South VIC 3130

3 1 1

Sold Price **\$880,000** Sold Date **21-Mar-20**

Distance **0.1km**



53 Raleigh Street Forest Hill VIC 3131

3 1 1

Sold Price **\$871,000** Sold Date **19-Oct-20**

Distance **0.61km**



8 Joan Crescent Burwood East VIC 3151

3 1 1

Sold Price **\$892,000** Sold Date **27-Apr-20**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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