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

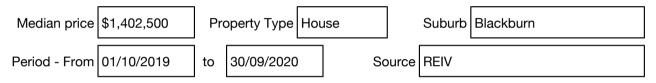
7 Naughton Grove, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underqu	loting
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Single price \$1,750,000

Median sale price



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	Lot 2/205 Central Rd NUNAWADING 3131	\$1,780,000	31/10/2020
2	32 Canora St BLACKBURN SOUTH 3130	\$1,731,000	11/08/2020
3	4 Wolseley Cr BLACKBURN 3130	\$1,652,000	26/10/2020

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:

16/11/2020 13:33









Property Type: House (Res) **Land Size:** 479 sqm approx Agent Comments Indicative Selling Price \$1,750,000 Median House Price Year ending September 2020: \$1,402,500

Comparable Properties



Lot 2/205 Central Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$1,780,000 Method: Auction Sale Date: 31/10/2020 Property Type: House (Res) Land Size: 733 sqm approx



32 Canora St BLACKBURN SOUTH 3130 (VG) Agent Comments



Price: \$1,731,000 Method: Sale Date: 11/08/2020 Property Type: House (Res) Land Size: 631 sqm approx



4 Wolseley Cr BLACKBURN 3130 (REI)



Agent Agent

Agent Comments

Price: \$1,652,000 Method: Sold Before Auction Date: 26/10/2020 Property Type: House (Res) Land Size: 661 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.