

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/underquoting

Single price

\$1,750,000

Median sale price

Median price

\$1,402,500

Property Type

House

Suburb

Blackburn

Period - From

01/10/2019

to

30/09/2020

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 | 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



4 2 2

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

4 2 4

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

5 - -

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 Comments

5 3 2

Price: \$1,652,000

Method: Sold Before Auction

Date: 26/10/2020

Property Type: House (Res)

Land Size: 661 sqm approx