

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

1/6 Ryan Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$788,000

Property Type

Unit

Suburb

Blackburn South

Period - From

01/08/2022

to

31/07/2023

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	1/28 Hawthorn Rd BURWOOD EAST 3151	\$750,000	24/03/2023
2	3/231 Canterbury Rd BLACKBURN 3130	\$745,000	18/03/2023
3	2/1 Kira Ct FOREST HILL 3131	\$725,000	25/02/2023

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:

01/08/2023 17:47

1/6 Ryan Grove, Blackburn South Vic 3130

McGrath

Wilson Shi

03 9889 8800

0420 481 226

Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

01/08/2022 - 31/07/2023: \$788,000



3 1 1

Property Type: Unit (Res)

Agent Comments

Comparable Properties



1/28 Hawthorn Rd BURWOOD EAST 3151 (VG) **Agent Comments**

3 - -

Price: \$750,000

Method: Sale

Date: 24/03/2023

Property Type: Flat/Unit/Apartment (Res)



3/231 Canterbury Rd BLACKBURN 3130 (REI/VG) **Agent Comments**

2 1 2

Price: \$745,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit

2/1 Kira Ct FOREST HILL 3131 (VG) **Agent Comments**

3 - -

Price: \$725,000

Method: Sale

Date: 25/02/2023

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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