Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Bond Avenue, Blackburn South Vic 3130
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Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/04/2020	to	31/03/2021		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

	aress of comparable property	1 1100	Date of Sale
1	34 Ballantyne St BURWOOD EAST 3151	\$1,016,000	06/03/2021
2	2 Bronwyn Ct BLACKBURN SOUTH 3130	\$992,000	13/03/2021
3	39 Thornhill Dr FOREST HILL 3131	\$950,000	17/02/2021

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:	23/04/2021 12:07



Date of sale

McGrath









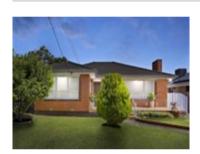
Property Type: House (Previously Occupied - Detached) Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 **Median House Price**

Year ending March 2021: \$1,160,000

Comparable Properties



34 Ballantyne St BURWOOD EAST 3151 (REI)





Agent Comments

Price: \$1,016,000 Method: Auction Sale Date: 06/03/2021

Property Type: House (Res) Land Size: 536 sqm approx



2 Bronwyn Ct BLACKBURN SOUTH 3130 (REI) Agent Comments





Price: \$992,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) Land Size: 536 sqm approx



39 Thornhill Dr FOREST HILL 3131 (REI)





Agent Comments

Price: \$950.000 Method: Private Sale Date: 17/02/2021

Property Type: House (Res) Land Size: 667 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



