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

Address	1 Ryan Grove, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$956,500	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/04/2019	to	30/06/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	19 Paramount Av BLACKBURN SOUTH 3130	\$1,220,000	20/06/2019
2	17 Ansett Cr FOREST HILL 3131	\$1,138,000	09/07/2019
3	12 Lawrence St BLACKBURN SOUTH 3130	\$1,100,000	30/04/2019

OR

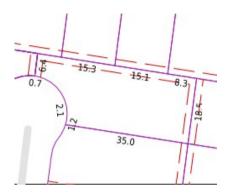
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2019 15:26



Date of sale







Property Type: House (Previously

Occupied - Detached) Land Size: 735 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2019: \$956,500

Comparable Properties



19 Paramount Av BLACKBURN SOUTH 3130

(REI)

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Price: \$1,220,000 Method: Private Sale Date: 20/06/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 663 sqm approx

Agent Comments



17 Ansett Cr FOREST HILL 3131 (REI)

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Agent Comments

Price: \$1,138,000 Method: Private Sale Date: 09/07/2019 Property Type: House Land Size: 662 sqm approx



12 Lawrence St BLACKBURN SOUTH 3130

(VG)



Price: \$1,100,000 **Method:** Sale **Date:** 30/04/2019

Property Type: House (Res) **Land Size:** 765 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



