

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 Ryan Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$956,500

Property 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	Price	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



4 2 2

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)

Agent Comments

4 2 2

Price: \$1,220,000

Method: Private Sale

Date: 20/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 663 sqm approx



17 Ansett Cr FOREST HILL 3131 (REI)

Agent Comments

4 2 2

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)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 30/04/2019

Property Type: House (Res)

Land Size: 765 sqm approx