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 | 59 Stanley Grove, Blackburn Vic 3130 Including suburb and postcode

Indicative selling price

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

Range between \$1,300,000 \$1,380,000 &

Median sale price

Median price	\$1,524,500	Pro	perty Type	House		Suburb	Blackburn
Period - From	17/02/2024	to	16/02/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	51 Luckie St NUNAWADING 3131	\$1,360,000	14/01/2025
2	9 Morrie Cr BLACKBURN NORTH 3130	\$1,355,000	29/11/2024
3	81 Esdale St NUNAWADING 3131	\$1,365,000	26/08/2024

OR

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

This Statement of Information was prepared on:	17/02/2025 10:47



McGrath

Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$1,300,000 - \$1,380,000 **Median House Price** 17/02/2024 - 16/02/2025: \$1,524,500





Property Type:

Land Size: 1002 sqm approx

Agent Comments

Comparable Properties



51 Luckie St NUNAWADING 3131 (REI)

Price: \$1,360,000 Method: Private Sale Date: 14/01/2025 Property Type: House Land Size: 917 sqm approx **Agent Comments**



9 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)





Price: \$1,355,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res) Land Size: 748 sqm approx

Agent Comments



81 Esdale St NUNAWADING 3131 (REI/VG)

Price: \$1,365,000 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 702 sqm approx **Agent Comments**

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





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