

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

47 Stanley Grove, Blackburn Vic 3130

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$830,250

Property Type Unit

Suburb Blackburn

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	Price	Date of sale
1	2 Packham St BOX HILL NORTH 3129	\$1,270,000	15/05/2021
2	2 Patrick St BOX HILL NORTH 3129	\$1,279,000	15/05/2021
3			

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:

11/06/2021 11:01

47 Stanley Grove, Blackburn Vic 3130



 4  - 

Property Type: House (Res)

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000

Median Unit Price

Year ending March 2021: \$830,250

Comparable Properties



2 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,270,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)

Land Size: 288 sqm approx



2 Patrick St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  3  1

Price: \$1,279,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)

Land Size: 306 sqm approx

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269