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	2/14 Stanley Grove, Blackburn Vic 3130

Indicative selling price

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

Range between $990,000 & $1,089,000

Median sale price

Median price $1,187,500 Property Type Townhouse Suburb Blackburn

Period - From 11/10/2022 to 10/10/2023 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	1/492 Middleborough Rd BLACKBURN 3130	$1,075,000	10/07/2023
2	215 Central Rd NUNAWADING 3131	$1,040,000	02/09/2023
3	13 Pleasant Av DONCASTER 3108	$950,000	07/08/2023

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: 11/10/2023 09:11

2/14 Stanley Grove, Blackburn Vic 3130



4 3 2

Property Type: Townhouse (Single)
Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,089,000
Median Townhouse Price
11/10/2022 - 10/10/2023: $1,187,500

Comparable Properties



1/492 Middleborough Rd BLACKBURN 3130 (REI)

4 2 2

Price: $1,075,000
Method: Private Sale
Date: 10/07/2023
Property Type: Townhouse (Single)

Agent Comments

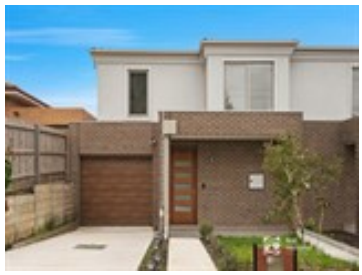


215 Central Rd NUNAWADING 3131 (REI)

3 2 2

Price: $1,040,000
Method: Sold Before Auction
Date: 02/09/2023
Property Type: Townhouse (Res)
Land Size: 406 sqm approx

Agent Comments



13 Pleasant Av DONCASTER 3108 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 07/08/2023
Property Type: Townhouse (Single)

Agent Comments

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

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