

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

104 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,365,000 Property Type House Suburb Blackburn South

Period - From 01/07/2023 to 30/06/2024 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	6 Amaroo Ct BURWOOD EAST 3151	\$2,400,000	04/08/2024
2	4 Romoly Dr FOREST HILL 3131	\$2,170,000	09/07/2024
3	3 Obrien Cr BLACKBURN SOUTH 3130	\$2,260,000	18/05/2024

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:

25/09/2024 14:00



4 3 2

Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending June 2024: \$1,365,000

Comparable Properties



6 Amaroo Ct BURWOOD EAST 3151 (REI)

Agent Comments

5 5 2

Price: \$2,400,000
Method: Sold After Auction
Date: 04/08/2024
Property Type: House (Res)
Land Size: 724 sqm approx



4 Romoly Dr FOREST HILL 3131 (REI)

Agent Comments

5 4 2

Price: \$2,170,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 609 sqm approx



3 O'Brien Cr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$2,260,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 826 sqm approx

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