

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

6 Dundee Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Blackburn South

Period - From

01/10/2021

to

31/12/2021

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	6/8 Wirreanda Ct BLACKBURN 3130	\$984,000	20/11/2021
2	45a Aldinga St BLACKBURN SOUTH 3130	\$960,000	12/10/2021
3	1/65 Canterbury Rd BLACKBURN 3130	\$902,000	11/09/2021

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:

01/02/2022 13:14

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2021: \$880,000



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



6/8 Wirreanda Ct BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$984,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Unit

Land Size: 435 sqm approx



45a Aldinga St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$960,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 177 sqm approx



1/65 Canterbury Rd BLACKBURN 3130 (VG)

Agent Comments

3 - -

Price: \$902,000

Method: Sale

Date: 11/09/2021

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit