

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

8 Hindon Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Blackburn

Period - From

01/10/2020

to

31/12/2020

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	12 Kinkora Rd BLACKBURN 3130	\$1,481,000	06/02/2021
2	18 Salisbury Av BLACKBURN 3130	\$1,450,000	12/11/2020
3	10 Harcourt St BLACKBURN NORTH 3130	\$1,360,000	27/02/2021

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:

07/04/2021 09:38



4 2 2

Property Type:
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000
Median House Price
December quarter 2020: \$1,550,000

Comparable Properties



12 Kinkora Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,481,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 651 sqm approx



18 Salisbury Av BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 1

Price: \$1,450,000
Method: Auction Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 750 sqm approx



10 Harcourt St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,360,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 733 sqm approx