

# 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](http://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