

# 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 46 Aldinga Street, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,780,000 & \$1,958,000

### Median sale price

Median price \$1,333,000 Property Type House Suburb Blackburn South

Period - From 01/04/2024 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	32 Grange Rd BLACKBURN SOUTH 3130	\$1,920,000	16/03/2024
2	6 Linden St BOX HILL SOUTH 3128	\$1,910,500	01/06/2024
3	23 Bindy St BLACKBURN SOUTH 3130	\$1,765,000	06/07/2024

**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: 16/07/2024 16:51



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**Property Type:** House  
**Land Size:** 591 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,780,000 - \$1,958,000  
**Median House Price**  
June quarter 2024: \$1,333,000

## Comparable Properties



**32 Grange Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 5    2    2

**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx



**6 Linden St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

 5    2    2

**Price:** \$1,910,500  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



**23 Bindy St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,765,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

**Account - Barry Plant | P: 03 9842 8888**