### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### 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

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

#### Median sale price

Median price	\$1,333,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



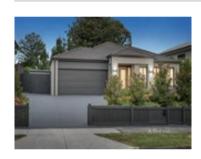




**Property Type:** House **Land Size:** 591 sqm approx Agent Comments

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)

5 **-** 2

**Price:** \$1,920,000 **Method:** Auction Sale **Date:** 16/03/2024

**Property Type:** House (Res) **Land Size:** 614 sqm approx

**Agent Comments** 



6 Linden St BOX HILL SOUTH 3128 (REI)

**5** 2

**Price:** \$1,910,500 **Method:** Auction Sale **Date:** 01/06/2024

Property Type: House (Res) Land Size: 678 sqm approx **Agent Comments** 



23 Bindy St BLACKBURN SOUTH 3130 (REI)

**Price:** \$1,765,000 **Method:** Auction Sale **Date:** 06/07/2024

Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

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



