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

16 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between | $2,500,000 | & | $2,750,000

Median sale price

Median price | $1,390,000 | Property Type | House | Suburb | Blackburn South

Period - From | 01/10/2023 | to | 31/12/2023 | 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	51 Aldinga St BLACKBURN SOUTH 3130	$2,260,000	04/11/2023
2			
3			

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: | 24/02/2024 08:05

16 Orchard Grove, Blackburn South Vic 3130

Tim Heavyside
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Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
December quarter 2023: $1,390,000

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Comparable Properties

51 Aldinga St BLACKBURN SOUTH 3130 (REI/VG)

🛏 5   🛁 4   🚗 2

Price: $2,260,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

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.

Account - Heavyside