

# 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](https://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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 3  2  2

**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

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

## Comparable Properties



**51 Aldinga St BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 5  4  2

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

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**



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