

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

11 Linden Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Blackburn

Period - From 26/11/2020

to

25/11/2021

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	20 Malabar Rd BLACKBURN 3130	\$1,890,000	20/11/2021
2	8 Almer Av BLACKBURN 3130	\$1,800,000	24/10/2021
3	47 Elder St BLACKBURN 3130	\$1,780,000	04/11/2021

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:

26/11/2021 08:29



 4  2  2

Rooms: 10
Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
26/11/2020 - 25/11/2021: \$1,625,000

Comparable Properties



20 Malabar Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,890,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 630 sqm approx



8 Almer Av BLACKBURN 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,800,000
Method: Sold Before Auction
Date: 24/10/2021
Property Type: House (Res)
Land Size: 649 sqm approx

47 Elder St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,780,000
Method: Sold Before Auction
Date: 04/11/2021
Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017