

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

2 Linden Street, Blackburn VIC 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,517,000 Property Type House Suburb Blackburn

Period - From 26/08/2024 to 25/02/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
234 Springfield Road Blackburn	\$1,113,000	15/02/2025
2/12 Cootamundra Cr Blackburn	\$1,210,000	21/09/2024
1/10 Esdale St Blackburn	\$1,390,000	21/09/2024

This Statement of Information was prepared on: 26/02/2025