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	23 Dickens Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,667,000 Property Type House Suburb Blackburn

Period - From 01/07/2021 to 30/06/2022 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	13 Acacia Av BLACKBURN 3130	$2,000,000	01/07/2022
2	25 Gardenia St BLACKBURN 3130	$1,921,000	05/03/2022
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: 09/08/2022 09:18

23 Dickens Street, Blackburn Vic 3130

Daniel Bullen
9908 5700
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4 2 2

Property Type: House
Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending June 2022: $1,667,000

Comparable Properties



13 Acacia Av BLACKBURN 3130 (REI/VG)

4 2 1

Price: $2,000,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 1077 sqm approx

Agent Comments



25 Gardenia St BLACKBURN 3130 (REI/VG)

4 2 -

Price: $1,921,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 759 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.

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