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	56 Aldinga Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	3 Dobell St BLACKBURN SOUTH 3130	$1,530,000	02/09/2023
2	16 Brazeel St BLACKBURN SOUTH 3130	$1,480,000	29/07/2023
3	9 Canora St BLACKBURN SOUTH 3130	$1,453,000	17/08/2023

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: 04/09/2023 17:59

56 Aldinga Street, Blackburn South Vic 3130

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5 2 2

Property Type: House
Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2023: $1,330,000

Comparable Properties



3 Dobell St BLACKBURN SOUTH 3130 (REI)

5 2 4

Price: $1,530,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



16 Brazeel St BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,480,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



9 Canora St BLACKBURN SOUTH 3130 (REI)

3 2 3

Price: $1,453,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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