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	32 Linum Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,612,635 Property Type House Suburb Blackburn

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	18 Boongarry Av BLACKBURN 3130	$2,005,211	26/09/2023
2	3 Derby St BLACKBURN 3130	$1,903,000	16/12/2023
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: 31/01/2024 15:34

32 Linum Street, Blackburn Vic 3130

Christine Bafas
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5 2 2

Property Type: House
Land Size: 978 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2023: $1,612,635

Comparable Properties



18 Boongarry Av BLACKBURN 3130 (REI/VG)

6 2 2

Agent Comments

Price: $2,005,211
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 635 sqm approx



3 Derby St BLACKBURN 3130 (REI)

3 2 1

Agent Comments

Price: $1,903,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 960 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.

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