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	24 Dickens Street, Blackburn Vic 3130

Indicative selling price

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

Single price $1,379,000

Median sale price

Median price $1,477,000 Property Type House Suburb Blackburn

Period - From 01/07/2024 to 30/09/2024 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	21 Drummond St BLACKBURN SOUTH 3130	$1,265,000	10/08/2024
2	49 Gissing St BLACKBURN SOUTH 3130	$1,265,000	27/07/2024
3	4 Derby St BLACKBURN 3130	$1,340,000	15/06/2024

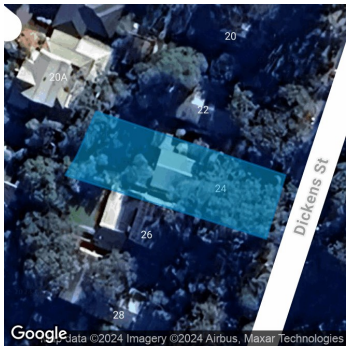
OR

~~**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: 21/10/2024 11:13

24 Dickens Street, Blackburn Vic 3130

FLETCHERS



3 1 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,379,000
Median House Price
September quarter 2024: $1,477,000

Comparable Properties



21 Drummond St BLACKBURN SOUTH 3130 (REI/VG)

3 2 4

Price: $1,265,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



49 Gissing St BLACKBURN SOUTH 3130 (REI)

3 1 4

Price: $1,265,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



4 Derby St BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,340,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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