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	31 Richmond Street, Blackburn South Vic 3130

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,345,000 Property Type House Suburb Blackburn South

Period - From 01/07/2023 to 30/09/2023 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	4 Horkings St BLACKBURN SOUTH 3130	$1,308,500	01/11/2023
2	18 Marama St BLACKBURN SOUTH 3130	$1,300,000	09/09/2023
3	17 Somerset Ct BLACKBURN SOUTH 3130	$1,201,000	21/10/2023

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: 08/11/2023 10:56

31 Richmond Street, Blackburn South Vic 3130

shelter. Real Estate
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4 1 2

Property Type: House (Res)
Land Size: 696 sqm approx

Indicative Selling Price
$1,295,000
Median House Price
September quarter 2023: $1,345,000

Agent Comments

Exuding timeless charm and being sold for the first time in almost half a century, this delightful weatherboard gem encapsulates both pride and promise on a generously sized allotment of 696sqm (approx).

Comparable Properties



4 Horkings St BLACKBURN SOUTH 3130 (REI)

3 1 -

Price: $1,308,500
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 694 sqm approx

Agent Comments



18 Marama St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,300,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



17 Somerset Ct BLACKBURN SOUTH 3130 (REI)

3 2 2

Price: $1,201,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

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