

# 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

16 Orchard Grove, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Blackburn South

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	20 Crimson Av BLACKBURN SOUTH 3130	\$2,625,000	29/07/2023
2	51 Aldinga St BLACKBURN SOUTH 3130	\$2,260,000	04/11/2023
3	37 Lawrence St BLACKBURN SOUTH 3130	\$2,210,000	19/08/2023

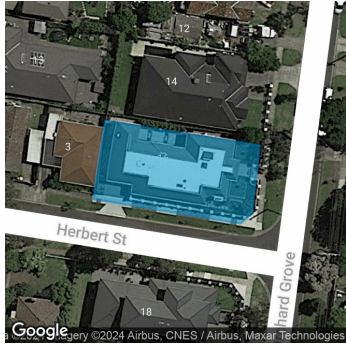
**OR**

~~**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: 24/01/2024 13:30

16 Orchard Grove, Blackburn South Vic 3130

Tim Heavyside  
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0403020404  
tim@heavyside.co



 3  2  2

**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
December quarter 2023: \$1,390,000

## Comparable Properties



**20 Crimson Av BLACKBURN SOUTH 3130**  
(REI/VG)

**Agent Comments**

 5  5  2

**Price:** \$2,625,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 938 sqm approx



**51 Aldinga St BLACKBURN SOUTH 3130**  
(REI/VG)

**Agent Comments**

 5  4  2

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**37 Lawrence St BLACKBURN SOUTH 3130**  
(REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$2,210,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx

**Account - Heavyside**



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