

# 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

23 Bindy Street, 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 \$1,580,000 & \$1,680,000

### Median sale price

Median price \$1,447,500 Property Type House Suburb Blackburn South

Period - From 01/01/2024 to 31/03/2024 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	1 Cherryl St FOREST HILL 3131	\$1,830,000	12/03/2024
2	44 Drummond St BLACKBURN SOUTH 3130	\$1,700,000	04/05/2024
3	3 Monash Gr BLACKBURN SOUTH 3130	\$1,545,000	02/03/2024

**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:

27/05/2024 11:54



**Property Type:** House

**Land Size:** 588 sqm approx

Agent Comments

## Comparable Properties



**1 Cherryl St FOREST HILL 3131 (REI/VG)**

Agent Comments



**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 12/03/2024

**Property Type:** House

**Land Size:** 647 sqm approx



**44 Drummond St BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**3 Monash Gr BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments



**Price:** \$1,545,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 536 sqm approx