

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

29 Alandale Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

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	6 Jeffery St BLACKBURN 3130	\$1,700,000	02/03/2024
2	33 Dickens St BLACKBURN 3130	\$1,650,000	02/03/2024
3	3 Vernon St BLACKBURN SOUTH 3130	\$1,609,000	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:

04/03/2024 17:52



Property Type: House

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



6 Jeffery St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House

Land Size: 1030 sqm approx



33 Dickens St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 676 sqm approx



3 Vernon St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,609,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)