

# 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 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,329,000 Property Type House Suburb Blackburn South

Period - From 01/01/2023 to 31/03/2023 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	314 Canterbury Rd FOREST HILL 3131	\$990,000	09/06/2023
2	359 Blackburn Rd BURWOOD EAST 3151	\$975,000	20/05/2023
3	23 Everglade Av FOREST HILL 3131	\$868,000	25/03/2023

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:

20/06/2023 23:00



**Property Type:** House

**Land Size:** 393 sqm approx

Agent Comments

## Comparable Properties



**314 Canterbury Rd FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$990,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** House



**359 Blackburn Rd BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$975,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 342 sqm approx



**23 Everglade Av FOREST HILL 3131 (REI/VG)**

Agent Comments



**Price:** \$868,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 404 sqm approx