

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	31 Swan St BLACKBURN SOUTH 3130	\$1,400,000	24/04/2023
2	7 Aldinga St BLACKBURN SOUTH 3130	\$1,300,000	02/08/2023
3			

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: 11/10/2023 09:23



**Property Type:** House  
**Land Size:** 696 sqm approx

**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).

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2023: \$1,330,000

## Comparable Properties



**31 Swan St BLACKBURN SOUTH 3130 (VG)**

**Agent Comments**



**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 24/04/2023  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx



**7 Aldinga St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 02/08/2023  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

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.