

# 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 6 Adina Street, Blackburn North 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 \$960,000 & \$1,050,000

### Median sale price

Median price \$1,265,000 Property Type House Suburb Blackburn North

Period - From 01/07/2022 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	4 Handley Ct BLACKBURN NORTH 3130	\$1,105,000	02/09/2023
2	4 Morrie Cr BLACKBURN NORTH 3130	\$1,000,000	09/09/2023
3	582 Middleborough Rd BLACKBURN NORTH 3130	\$999,000	27/05/2023

**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: 26/09/2023 16:10



3   
 1   
 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 588 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,050,000  
**Median House Price**  
 Year ending June 2023: \$1,265,000

## Comparable Properties



**4 Handley Ct BLACKBURN NORTH 3130 (REI)** [Agent Comments](#)

3   
 1   
 1

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**4 Morrie Cr BLACKBURN NORTH 3130 (REI)** [Agent Comments](#)

3   
 1   
 1

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 09/09/2023  
**Property Type:** House  
**Land Size:** 587 sqm approx



**582 Middleborough Rd BLACKBURN NORTH 3130 (REI/VG)** [Agent Comments](#)

3   
 1   
 1

**Price:** \$999,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx

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