

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

7 Aldinga Street, Blackburn South Vic 3130

Indicative selling price

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

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

Median sale price

Median price \$1,300,000 Property Type House Suburb Blackburn South

Period - From 01/04/2022 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	42 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,325,000	22/04/2023
2	23 Aldinga St BLACKBURN SOUTH 3130	\$1,253,000	03/06/2023
3	74 Holland Rd BLACKBURN SOUTH 3130	\$1,241,000	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:

09/06/2023 15:52

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 4  1  2

Rooms: 6
Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2023: \$1,300,000

Comparable Properties



42 Edinburgh Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$1,325,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)

23 Aldinga St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  2  1

Price: \$1,253,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 715 sqm approx



74 Holland Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$1,241,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 580 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199