## 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 Dixon Grove, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$962,500	Pro	operty Type	Vac	ant land		Suburb	Blackburn	
Period - From	07/05/2023	to	06/05/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale	
1	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024	
2	6 Adina St BLACKBURN NORTH 3130	\$1,040,000	03/02/2024	
3	13 Simon St BLACKBURN NORTH 3130	\$1,010,000	16/03/2024	

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:

07/05/2024 11:39



7 Dixon Grove, Blackburn Vic 3130



John Stack





**Property Type:** House/Land **Land Size:** 591 sqm approx Agent Comments 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Land Price 07/05/2023 - 06/05/2024: \$962,500

# **Comparable Properties**



4 Junction Rd BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,057,000 Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 615 sqm approx



6 Adina St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,040,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 588 sqm approx



13 Simon St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,010,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 650 sqm approx

#### Account - Jellis Craig | P: (03) 9908 5700



propertydata

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