

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$962,500

Property Type Vacant land

Suburb Blackburn

Period - From 07/05/2023

to 06/05/2024

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 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



3 1 1

Property Type: House/Land
Land Size: 591 sqm approx

Agent Comments

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

3 1 1

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

3 1 2

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

3 1 4

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