

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

2/18 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb

Blackburn

Period - From 01/07/2017

to

30/09/2017

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 | 3/20 Tyrrell Av BLACKBURN 3130 | \$930,000 | 09/06/2017 |
| 2 | 1/160 Springfield Rd BLACKBURN 3130 | \$871,000 | 02/11/2017 |
| 3 | 27 Bright Pl BLACKBURN SOUTH 3130 | \$860,000 | 05/08/2017 |

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/20 Tyrrell Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 09/06/2017

Rooms: 4

Property Type: Townhouse (Res)



1/160 Springfield Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$871,000

Method: Private Sale

Date: 02/11/2017

Rooms: -

Property Type: Unit



27 Bright Pl BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 4

Property Type: House (Res)