

9877 1855 0417 243 900

troy.sheehan@noeljones.com.au

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

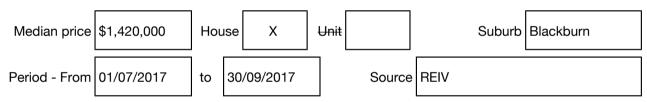
2/18 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between	\$850,000	&	\$935,000

Median sale price



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 PI 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Troy Sheehan 9877 1855 0417 243 900 troy.sheehan@noeljones.com.au

Indicative Selling Price \$850,000 - \$935,000 Median House Price September quarter 2017: \$1,420,000

Comparable Properties



3/20 Tyrrell Av BLACKBURN 3130 (REI)



Price: \$930,000 Method: Private Sale Date: 09/06/2017 Rooms: 4 Property Type: Townhouse (Res) Agent Comments



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 PI BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$860,000 Method: Auction Sale Date: 05/08/2017 Rooms: 4 Property Type: House (Res)

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