

## 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

2/28 TYRRELL AVENUE BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

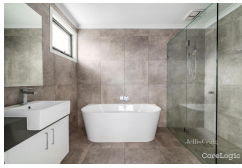
Date of sale

2/316 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,305,000	10-Feb-24
2/10 RIALTON AVENUE BLACKBURN NORTH VIC 3130	\$1,550,000	07-Mar-24
1/6 CHAMPION STREET DONCASTER EAST VIC 3109	\$1,380,000	05-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 05 April 2024



**2/316 MIDDLEBOROUGH ROAD  
BLACKBURN VIC 3130**

 4  3  2

Sold Price <sup>RS</sup> **\$1,305,000** Sold Date **10-Feb-24**

Distance **1.91km**



**2/10 RIALTON AVENUE  
BLACKBURN NORTH VIC 3130**

 4  3  2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **07-Mar-24**

Distance **1.58km**



**1/6 CHAMPION STREET  
DONCASTER EAST VIC 3109**

 4  3  2

Sold Price <sup>RS</sup> **\$1,380,000** Sold Date **05-Feb-24**

Distance **3.13km**

RS = Recent sale

UN = Undisclosed Sale

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