

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

2/56 LABURNUM STREET BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2023

to

31 May 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

1/73 LABURNUM STREET BLACKBURN VIC 3130	\$761,000	29-Jul-23
7/60-62 SOUTH PARADE BLACKBURN VIC 3130	\$750,000	01-Jun-24
9/7-13 LABURNUM STREET BLACKBURN VIC 3130	\$770,000	01-May-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: 07 June 2024



**1/73 LABURNUM STREET
BLACKBURN VIC 3130**

2 1 2

Sold Price **\$761,000** Sold Date **29-Jul-23**

Distance **0.12km**



**7/60-62 SOUTH PARADE
BLACKBURN VIC 3130**

2 2 1

Sold Price ^{RS} **\$750,000** Sold Date **01-Jun-24**

Distance **0.15km**



**9/7-13 LABURNUM STREET
BLACKBURN VIC 3130**

2 1 1

Sold Price **\$770,000** Sold Date **01-May-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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