

## 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

25A 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

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,561,600

Property type

House

Suburb

Blackburn

Period-from

01 Oct 2022

to

30 Sep 2023

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

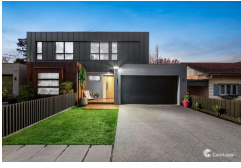
Date of sale

16 DOWNING STREET BLACKBURN VIC 3130	\$1,709,000	26-Aug-23
11 CLAY COURT BLACKBURN NORTH VIC 3130	\$1,600,000	27-May-23
1A DEWRANG CRESCENT BLACKBURN VIC 3130	\$1,591,000	09-Sep-23

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: 27 October 2023

**16 DOWNING STREET BLACKBURN  
VIC 3130**

Sold Price

RS

**\$1,709,000**

Sold Date

**26-Aug-23**

3 2 2

Distance

**0.67km****11 CLAY COURT BLACKBURN  
NORTH VIC 3130**

Sold Price

**\$1,600,000**

Sold Date

**27-May-23**

3 2 2

Distance

**0.79km****1A DEWRANG CRESCENT  
BLACKBURN VIC 3130**

Sold Price

RS

**\$1,591,000**

Sold Date

**09-Sep-23**

3 2 2

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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