

# 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

3/3 Laburnum Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$647,500

Property Type Unit

Suburb Blackburn

Period - From 01/07/2022

to 30/06/2023

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	2c Sergeant St BLACKBURN 3130	\$1,256,666	30/06/2023
2	1/6 Baldwin Rd BLACKBURN 3130	\$1,240,000	03/06/2023
3			

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.~~

This Statement of Information was prepared on:

19/07/2023 11:13



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2c Sergeant St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,256,666

**Method:** Private Sale

**Date:** 30/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 456 sqm approx



**1/6 Baldwin Rd BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 332 sqm approx

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.