

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 37 Lawrence Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 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	1 Berl Ct BLACKBURN SOUTH 3130	\$1,895,000	11/02/2023
2	15 Mingeta Av BLACKBURN SOUTH 3130	\$1,835,000	06/05/2023
3	42 Canora St BLACKBURN SOUTH 3130	\$1,642,000	28/03/2023

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: 20/07/2023 13:59



Property Type: House

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



1 Berl Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,895,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 611 sqm approx



15 Mingeta Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,835,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 967 sqm approx



42 Canora St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,642,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 529 sqm approx