

# 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

4/18 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)

Single price

\$999,000

### Median sale price

Median price

\$852,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2021

to

30/09/2022

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	3/275 Springfield Rd NUNAWADING 3131	\$1,010,000	06/09/2022
2	14/16 Florence St BLACKBURN 3130	\$995,000	29/10/2022
3	3/44 Severn St BOX HILL NORTH 3129	\$980,000	22/08/2022

**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:

30/11/2022 08:39



 3  2  2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$999,000

**Median Unit Price**

Year ending September 2022: \$852,000

## Comparable Properties



**3/275 Springfield Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 06/09/2022

**Property Type:** Unit

**Land Size:** 282 sqm approx



**14/16 Florence St BLACKBURN 3130 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 29/10/2022

**Property Type:** Unit

**Land Size:** 329 sqm approx



**3/44 Severn St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 22/08/2022

**Property Type:** Unit