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.a	u/underquoting
			•		0	1 0

Single price \$999,000

Median sale price

Median price	\$852,000	Pro	perty Type Unit	t		Suburb	Blackburn
Period - From	01/10/2021	to	30/09/2022	So	urce	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.

Add	dress 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



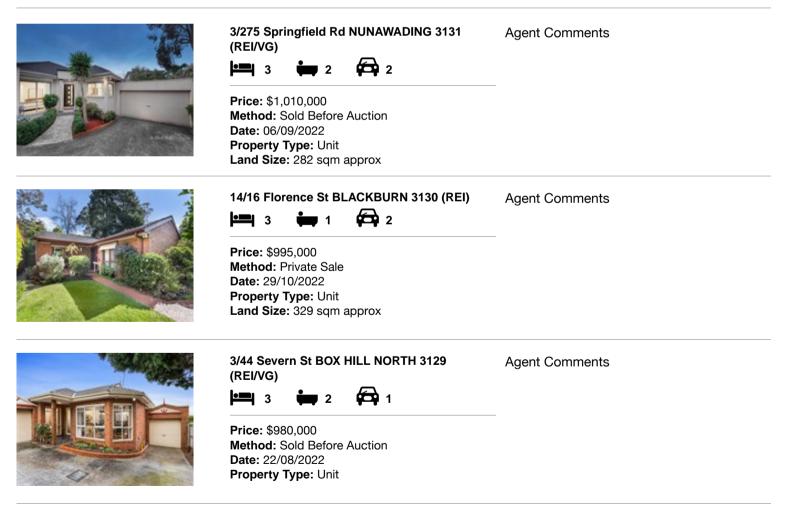






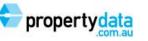
Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$999,000 Median Unit Price Year ending September 2022: \$852,000

Comparable Properties



Account - The One Real Estate (AU) | P: 03 7007 5707





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