## 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



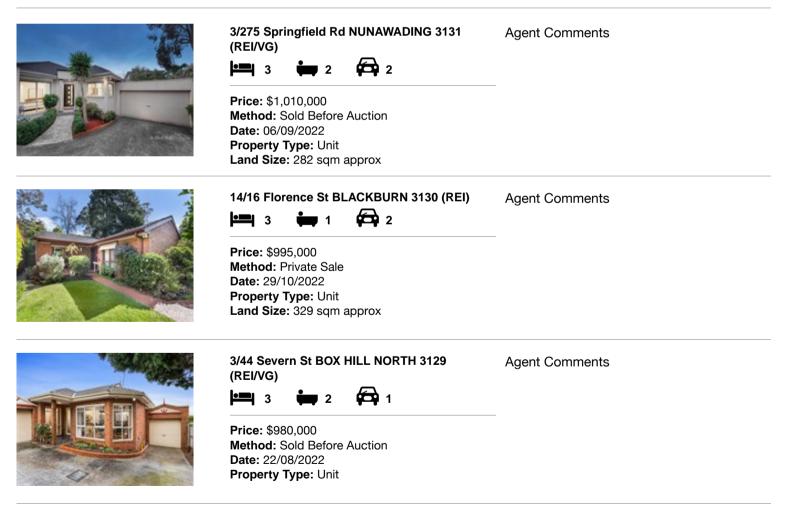






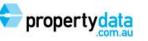
**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$999,000 Median Unit Price Year ending September 2022: \$852,000

# **Comparable Properties**



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.