

## 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

1/53 LABURNUM STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

1/73 LABURNUM STREET BLACKBURN VIC 3130	\$761,000	29-Jul-23
10/12 JOHN STREET BLACKBURN VIC 3130	\$700,000	19-Aug-23
2/172 SPRINGFIELD ROAD BLACKBURN VIC 3130	\$870,777	07-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023



## 1/73 LABURNUM STREET BLACKBURN VIC 3130

2 1 2

Sold Price

<sup>RS</sup> **\$761,000** Sold Date **29-Jul-23**

Distance **0.21km**



## 10/12 JOHN STREET BLACKBURN VIC 3130

2 1 1

Sold Price

**\$700,000** Sold Date **19-Aug-23**

Distance **0.75km**



## 2/172 SPRINGFIELD ROAD BLACKBURN VIC 3130

2 1 2

Sold Price

<sup>RS</sup> **\$870,777** Sold Date **07-Oct-23**

Distance **1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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