

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

4/2 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$892,750

Property Type Unit

Suburb Blackburn

Period - From 01/01/2021

to 31/12/2021

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	1/196-198 Surrey Rd BLACKBURN 3130	\$621,000	11/12/2021
2			
3			

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:

06/04/2022 15:25

4/2 Laburnum Street, Blackburn Vic 3130

McGrath

James Moss

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Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending December 2021: \$892,750



 2  1  1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/196-198 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$621,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Townhouse (Res)

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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