

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

1/49 LABURNUM STREET BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2024

to

31 Jan 2025

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

5/28 MAIN STREET BLACKBURN VIC 3130	\$701,000	19-Oct-24
6/20A LABURNUM STREET BLACKBURN VIC 3130	\$652,000	30-Nov-24
7/100 MAIN STREET BLACKBURN VIC 3130	\$640,000	30-Nov-24

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: 03 February 2025

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**5/28 MAIN STREET BLACKBURN
 VIC 3130**

 2  1  1

Sold Price **\$701,000** Sold Date **19-Oct-24**

Distance **0.33km**



**6/20A LABURNUM STREET
 BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$652,000** Sold Date **30-Nov-24**

Distance **0.33km**



**7/100 MAIN STREET BLACKBURN
 VIC 3130**

 2  1  1

Sold Price ^{RS} **\$640,000** Sold Date **30-Nov-24**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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