

## 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

2/13 Norway Avenue, Blackburn Vic 3130

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&amp;

\$930,000

## Median sale price

Median price \$605,000

House

Unit

X

Suburb

Blackburn

Period - From 01/04/2018

to

30/06/2018

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		
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.

**Property Details**  
PROPERTY ADDRESS: 2/13 NORWAY AVENUE BLACKBURN 3130  
LOCAL GOVERNMENT AREA: WHITEHORSE  
(MUNICIPALITY)  
LOT / PLAN: 2/SP34229  
AREA: 325.90 m2  
PERIMETER: 73 m  
MAP REF: MELWAY 47J7, VICROADS 43889  
PLANNING SCHEME: ZN  
PLANNING ZONE NUMBER: 400  
PLANNING ZONE: GRZ1 (GENERAL RESIDENTIAL ZONE - SCHEDULE 1)  
OVERLAY ZONE: SLO9 (SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9)



3 2 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties

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.