

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

28 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,590,000

Median sale price

Median price

\$1,529,000

Property Type

House

Suburb

Blackburn

Period - From

01/04/2022

to

30/06/2022

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	10 Hirst St BLACKBURN 3130	\$1,700,000	05/03/2022
2	2a Tyne St BOX HILL NORTH 3129	\$1,436,000	30/07/2022
3	20 Collins St BOX HILL 3128	\$1,320,000	28/05/2022

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:

02/08/2022 09:07



 3  2  1

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,590,000
Median House Price
June quarter 2022: \$1,529,000

Comparable Properties



10 Hirst St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,700,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 769 sqm approx



2a Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,436,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 707 sqm approx



20 Collins St BOX HILL 3128 (REI)

Agent Comments

 3  1  2

Price: \$1,320,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 595 sqm approx