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

1/28 Tyrrell Avenue, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,300,000		&	\$1,370,0		000		
Median sale price								
Median price	\$1,142,000	Pro	operty Type	Том	nhouse		Suburb	Blackburn
Period - From	24/05/2024	to	23/05/2025		So	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/17 Elmhurst Rd BLACKBURN 3130	\$1,390,000	13/04/2025
2	1/5 Bowen Rd DONCASTER EAST 3109	\$1,300,000	22/02/2025
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:

24/05/2025 16:19









Property Type: Agent Comments Indicative Selling Price \$1,300,000 - \$1,370,000 Median Townhouse Price 24/05/2024 - 23/05/2025: \$1,142,000

Comparable Properties

6/17 Elmhurst Rd BLACKBURN 3130 (REI) 4 3 2 Price: \$1,390,000 Method: Auction Sale Date: 13/04/2025 Property Type: Townhouse (Res)	Agent Comments
1/5 Bowen Rd DONCASTER EAST 3109 (REI/VG) 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/3 1/300,000 1/3 1/300,000 1/4 1/2 1/5 1/2 1/2 1/2 1/3 1/300,000 1/4 1/2 1/5 1/2 1/3 1/300,000 1/4 1/2 </td <td>Agent Comments</td>	Agent Comments

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 - VICPROP | P: 03 8888 1011



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