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	1/73 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $647,500 Property Type Unit Suburb Blackburn

Period - From 01/07/2022 to 30/06/2023 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	1/188 Springfield Rd BLACKBURN 3130	$720,000	16/06/2023
2	2/192 Surrey Rd BLACKBURN 3130	$700,000	05/04/2023
3	8/160 Surrey Rd BLACKBURN 3130	$658,000	03/04/2023

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: 20/07/2023 10:41

1/73 Laburnum Street, Blackburn Vic 3130

Grant Lynch
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2 1 2

Property Type: Unit
Land Size: 142sqm sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median Unit Price
Year ending June 2023: $647,500

Comparable Properties



1/188 Springfield Rd BLACKBURN 3130 (VG)

2 - -

Price: $720,000
Method: Sale
Date: 16/06/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/192 Surrey Rd BLACKBURN 3130 (VG)

2 - -

Price: $700,000
Method: Sale
Date: 05/04/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



8/160 Surrey Rd BLACKBURN 3130 (VG)

2 - -

Price: $658,000
Method: Sale
Date: 03/04/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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