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<br>Including suburb and postcode | 3/3 Laburnum Street, Blackburn Vic 3130 |

## Indicative selling price

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

Single price $1,200,000

## 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 | 2a Sergeant St BLACKBURN 3130 | $1,240,000 | 19/07/2023 |
| 2 | 22b Jellicoe St BOX HILL SOUTH 3128 | $1,178,700 | 05/08/2023 |
| 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: 18/08/2023 15:58

# 3/3 Laburnum Street, Blackburn Vic 3130

Daniel Bullen
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danielbullen@jelliscraig.com.au



3 2 2

**Property Type:** Unit
**Land Size:** 337 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000
**Median Unit Price**
Year ending June 2023: $647,500

## Comparable Properties



**2a Sergeant St BLACKBURN 3130 (REI)**

3 2 2

**Price:** $1,240,000
**Method:** Private Sale
**Date:** 19/07/2023
**Property Type:** Townhouse (Res)
**Land Size:** 302 sqm approx

Agent Comments



**22b Jellicoe St BOX HILL SOUTH 3128 (REI)**

3 2 2

**Price:** $1,178,700
**Method:** Auction Sale
**Date:** 05/08/2023
**Property Type:** Unit
**Land Size:** 275 sqm approx

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.



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