Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2 Laurel Grove North, Blackburn, VIC 3130

Indicative selling price

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

Single price		or range between	$1,350,000	&	$1,450,000

Median sale price

Median price	$ 1,615,000	Property type	House	Suburb	Blackburn
Period - From	05/07/2023	to	04/07/2024	Source	pdol

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

	Address of comparable property	Price	Date of sale
1	4 Derby St, Blackburn Vic	$1,340,000	15/06/2024
2	16 Kerr St, Blackburn Vic	$1,317,000	22/06/2024
3	2 Kerr St, Blackburn Vic	$1,212,000	11/05/2024

This Statement of Information was prepared on: 05/07/2024

CONSUMER AFFAIRS VICTORIA