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	62 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,580,000 Property Type House Suburb Blackburn

Period - From 01/07/2023 to 30/06/2024 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	20 The Avenue BLACKBURN 3130	$2,250,000	08/07/2024
2	10 Gordon Cr BLACKBURN 3130	$2,450,000	18/06/2024
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: 26/09/2024 15:04

62 Laburnum Street, Blackburn Vic 3130

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4 2 2

Property Type: House
Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2024: $1,580,000

Comparable Properties

20 The Avenue BLACKBURN 3130 (REI)

3 2 2

Agent Comments

Price: $2,250,000
Method: Sold Before Auction
Date: 08/07/2024
Property Type: House



10 Gordon Cr BLACKBURN 3130 (REI)

4 2 2

Agent Comments

Price: $2,450,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 1202 sqm approx

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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