

**Emily Lim** 03 9899 7888 0466 893 355 emily.lim@ihomesre.com.au

## 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	18 Tyrrell Avenue, Blackbu	ırn Vic 3130			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$1,80	0,000 &	\$1,980,000			
Median sale price					
Median price \$1,450,	000 House X	Unit Suburb Blackburn			
Period - From 01/01/2	018 to 31/03/2018	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	27 Severn St BOX HILL NORTH 3129	\$2,115,000	12/05/2018
2	2 116 Dorking Rd BOX HILL NORTH 3129		02/12/2017
3	63 Gardenia St BLACKBURN 3130	\$1,970,000	03/03/2018

### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.





Account - IHomes Real Estate | P: 03 9899 7888





Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** March quarter 2018: \$1,450,000





**Property Type: Agent Comments** 

# Comparable Properties



27 Severn St BOX HILL NORTH 3129 (REI)

32

Price: \$2,115,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: House (Res) Land Size: 1145 sqm approx Agent Comments



116 Dorking Rd BOX HILL NORTH 3129 (REI)

3



Price: \$2,000,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res) Land Size: 910 sqm approx **Agent Comments** 



63 Gardenia St BLACKBURN 3130 (REI)

3





Price: \$1,970,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 1290 sqm approx Agent Comments

Account - IHomes Real Estate | P: 03 9899 7888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 18/05/2018 16:02