

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, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,450,000 House ☒ Unit ☐ Suburb Blackburn

Period - From 01/01/2018 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	116 Dorking Rd BOX HILL NORTH 3129	\$2,000,000	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 comparable properties were sold within two kilometres of the property for sale in the last six months.

18 Tyrrell Avenue, Blackburn Vic 3130



Emily Lim
03 9899 7888
0466 893 355

emily.lim@ihomesre.com.au

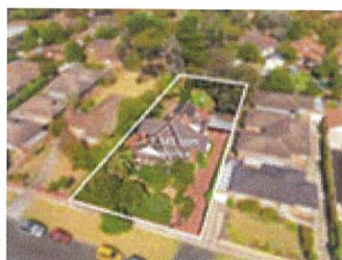
Indicative Selling Price
\$1,800,000 - \$1,980,000

Median House Price
March quarter 2018: \$1,450,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



27 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$2,115,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 1145 sqm approx

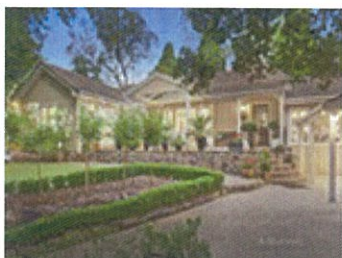


116 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 910 sqm approx



63 Gardenia St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,970,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1290 sqm approx