



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**36A Sheehans Road,  
BLACKBURN 3130**

House



5 beds



5 baths



3 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$2,000,000 -  
\$2,200,000**

### Median sale price

Median **House** for **BLACKBURN** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$1,185,500**

### Comparable property sales

**29 AMERY AVE,**  
BLACKBURN 3130

Price **\$2,162,000** Sold 21  
September 2019

**3 DAVEY ST,**  
BOX HILL 3128

Price **\$2,052,000** Sold 07  
September 2019

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 10th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### LLC Real Estate

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#### Contact agents



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**LLC**  
Real Estate