

## 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

102/6 QUEEN STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$365,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

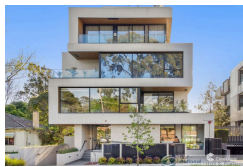
Date of sale

204/6 QUEEN STREET BLACKBURN VIC 3130	\$360,000	24-Feb-23
206/2 QUEEN STREET BLACKBURN VIC 3130	-	12-Dec-22
2/54 GARDENIA STREET BLACKBURN VIC 3130	\$386,500	01-Dec-22

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 6 months.

This Statement of Information was prepared on: 06 March 2023


**204/6 QUEEN STREET  
BLACKBURN VIC 3130**

 1
  1
  1

Sold Price

<sup>RS</sup>
**\$360,000**

Sold Date

**24-Feb-23**

Distance

**0km**

**206/2 QUEEN STREET  
BLACKBURN VIC 3130**

 1
  1
  1

Sold Price

<sup>RS UN</sup>

Sold Date

**12-Dec-22**

Distance

**0.03km**

**2/54 GARDENIA STREET  
BLACKBURN VIC 3130**

 1
  1
  1

Sold Price

**\$386,500**

Sold Date

**01-Dec-22**

Distance

**0.68km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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