

## 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

108/1 SERGEANT STREET BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,975

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2023

to

31 Aug 2024

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

|   |           |           |
|---|-----------|-----------|
| 401/12 QUEEN STREET BLACKBURN VIC 3130      | \$500,000 | 26-Aug-24 |
| 3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130 | \$470,000 | 14-Aug-24 |
| 12/13 MAIN STREET BLACKBURN VIC 3130        | \$430,000 | 20-Apr-24 |

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: 04 September 2024

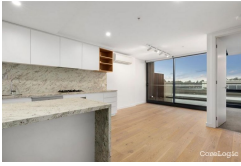
# DYNAMIC

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**401/12 QUEEN STREET  
BLACKBURN VIC 3130**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **26-Aug-24**

Distance **0.7km**



**3/300 MIDDLEBOROUGH ROAD  
BLACKBURN VIC 3130**

2 2 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **14-Aug-24**

Distance **1.27km**



**12/13 MAIN STREET BLACKBURN  
VIC 3130**

2 1 1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **20-Apr-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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