

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

107/1 QUEEN STREET BLACKBURN VIC 3130

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 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

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 306/1 QUEEN STREET BLACKBURN VIC 3130 | \$500,000 | 03-Mar-24 |
| G01/1 QUEEN STREET BLACKBURN VIC 3130 | \$410,000 | 24-Sep-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: 18 November 2024

BOLD

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306/1 QUEEN STREET BLACKBURN Sold Price
VIC 3130

\$500,000 Sold Date **03-Mar-24**

2 1 1

Distance **0km**



G01/1 QUEEN STREET BLACKBURN Sold Price
VIC 3130

\$410,000 Sold Date **24-Sep-24**

2 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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