

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

G05/6 Queen Street, Blackburn, VIC 3130

Indicative selling price

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

Single price

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 or range between

\$450,000

 &

\$480,000

Median sale price

Median price

\$ 749,975

 Property type

Unit

 Suburb

Blackburn

Period - From

13/07/2023

 to

12/07/2024

 Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	207/ 1 Sergeant St, Blackburn Vic	\$477,500	29/02/2024
2	212/ 21 Queen St, Blackburn Vic	\$465,000	24/02/2024
3	6/ 1146 Whitehorse Rd, Box Hill Vic	\$450,000	20/02/2024

This Statement of Information was prepared on:

13/07/2024

