

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

209/1 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

or range
between

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$515,000	02-Oct-21
501/20 QUEEN STREET BLACKBURN VIC 3130	\$488,000	22-Nov-21
308/21 QUEEN STREET BLACKBURN VIC 3130	\$495,000	28-Sep-21

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: 24 March 2022



3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

2 2 1

Sold Price

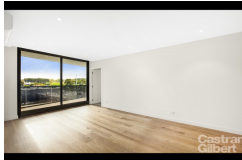
\$515,000

Sold Date

02-Oct-21

Distance

1.85km



501/20 QUEEN STREET BLACKBURN VIC 3130

2 1 1

Sold Price

\$488,000

Sold Date

22-Nov-21

Distance

0.16km



308/21 QUEEN STREET BLACKBURN VIC 3130

2 2 1

Sold Price

\$495,000

Sold Date

28-Sep-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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