

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

G13/21 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$870,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2021

to 30/06/2021

Source REIV

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 six 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
1	49/40 Donald St BLACKBURN SOUTH 3130	\$500,000	06/07/2021
2	11/1072 Whitehorse Rd BOX HILL 3128	\$465,000	14/05/2021
3	5/36 Rose St BOX HILL 3128	\$465,000	20/06/2021

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 six months.~~

This Statement of Information was prepared on:

29/09/2021 15:25

G13/21 Queen Street, Blackburn Vic 3130



Christopher Clerke

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Indicative Selling Price

\$480,000

Median Unit Price

June quarter 2021: \$870,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



49/40 Donald St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 06/07/2021

Property Type: Unit



11/1072 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 14/05/2021

Property Type: Apartment



5/36 Rose St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 20/06/2021

Property Type: Apartment

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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