

## 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

208/1 Queen 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

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,750

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2019

to

31 Mar 2020

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

118/1 Queen Street Blackburn VIC 3130	\$328,000	24-Aug-19
204/2 Queen Street Blackburn VIC 3130	\$327,000	13-Nov-19
213/18 Queen Street Blackburn VIC 3130	\$339,000	01-Oct-19

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 April 2020


**118/1 Queen Street Blackburn VIC 3130**

Sold Price

**\$328,000**

Sold Date

**24-Aug-19**


1



1



1

Distance

**0.02km**

**204/2 Queen Street Blackburn VIC 3130**

Sold Price

**\$327,000**

Sold Date

**13-Nov-19**


1



1



1

Distance

**0.05km**

**213/18 Queen Street Blackburn VIC 3130**

Sold Price

**\$339,000**

Sold Date

**01-Oct-19**


1



1



1

Distance

**0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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