

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

201/6 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$470,000

&

\$500,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2022

to 31/12/2022

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	305/12 Queen St BLACKBURN 3130	\$495,000	17/01/2023
2	101/6 Queen St BLACKBURN 3130	\$479,000	21/12/2022
3	105/6 Queen St BLACKBURN 3130	\$462,000	20/08/2022

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:

24/01/2023 17:34



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

December quarter 2022: \$735,000

Comparable Properties



305/12 Queen St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 17/01/2023

Property Type: Apartment



101/6 Queen St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$479,000

Method: Private Sale

Date: 21/12/2022

Property Type: Apartment



105/6 Queen St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$462,000

Method: Private Sale

Date: 20/08/2022

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888