

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

105/21 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2022

to

31 Mar 2023

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

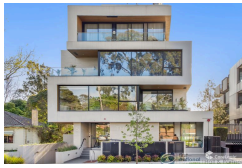
Date of sale

204/6 QUEEN STREET BLACKBURN VIC 3130	\$360,000	24-Feb-23
303/4 STATION STREET BLACKBURN VIC 3130	\$385,000	23-Mar-23

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: 14 April 2023


**204/6 QUEEN STREET
BLACKBURN VIC 3130**
 1
 1
 1

Sold Price

^{RS} **\$360,000** Sold Date **24-Feb-23**

Distance **0.11km**

**303/4 STATION STREET
BLACKBURN VIC 3130**
 1
 1
 1

Sold Price

^{RS} **\$385,000** Sold Date **23-Mar-23**

Distance **0.2km**
RS = Recent sale

UN = Undisclosed Sale

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