

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

301/18 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2023

to

30 Nov 2024

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

114/18 QUEEN STREET BLACKBURN VIC 3130	340000	22-Nov-24
316/1 SERGEANT STREET BLACKBURN VIC 3130	345000	26-Jul-24
204/1 QUEEN STREET BLACKBURN VIC 3130	370000	26-Oct-24

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: 11 December 2024



**114/18 QUEEN STREET
BLACKBURN VIC 3130**

1 1 1

Sold Price ^{RS} **340000** Sold Date **22-Nov-24**

Distance -



**316/1 SERGEANT STREET
BLACKBURN VIC 3130**

1 1 -

Sold Price **345000** Sold Date **26-Jul-24**

Distance -



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

1 1 -

Sold Price ^{RS} **370000** ^{UN} Sold Date **26-Oct-24**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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