Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

205/6 Queen Street, Blackburn Vic 3130
2(

Indicative selling price

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

Range between	\$430,000	&	\$470,000

Median sale price

Median price \$753,000	Property Type Un	it	Suburb	Blackburn
Period - From 01/10/2024	to 31/12/2024	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

Add	dress of comparable property	Price	Date of sale
1	405/20 Queen St BLACKBURN 3130	\$462,888	10/11/2024
2	106/202 Surrey Rd BLACKBURN 3130	\$478,000	02/11/2024
3	401/12 Queen St BLACKBURN 3130	\$500,000	26/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2025 14:36









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** December quarter 2024: \$753,000

Built around 2019 Body Corp approx. \$5400 PA

Council rate approx. \$788 PA. Rental \$480/week till 18/04/25.

Comparable Properties



405/20 Queen St BLACKBURN 3130 (REI)

Price: \$462,888 Method: Private Sale Date: 10/11/2024

Property Type: Apartment

Agent Comments



106/202 Surrey Rd BLACKBURN 3130 (VG)



Agent Comments

Price: \$478,000 Method: Sale Date: 02/11/2024

Property Type: Subdivided Flat - Single OYO Flat



401/12 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

Price: \$500,000 Method: Private Sale Date: 26/08/2024 Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707





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