

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

313/1 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2020

to

31 Oct 2021

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

8/18 Queen Street Blackburn VIC 3130	\$322,500	14-Apr-21
301/202 Surrey Road Blackburn VIC 3130	\$390,000	01-May-21

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: 08 November 2021



8/18 Queen Street Blackburn VIC 3130

Sold Price

\$322,500

Sold Date

14-Apr-21

 1  1  1

Distance

0.13km



301/202 Surrey Road Blackburn VIC 3130

Sold Price

\$390,000

Sold Date

01-May-21

 1  1  1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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