

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

G03/17-21 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2019 to 31/03/2020 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	G02/17-21 Queen St BLACKBURN 3130	\$551,000	02/03/2020
2	314/21 Queen St BLACKBURN 3130	\$530,000	13/03/2020
3	217/17-21 Queen St BLACKBURN 3130	\$505,000	15/02/2020

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:

19/05/2020 17:31



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2020: \$733,000

Comparable Properties



G02/17-21 Queen St BLACKBURN 3130 (REI) Agent Comments



Price: \$551,000
Method: Private Sale
Date: 02/03/2020
Property Type: Apartment

314/21 Queen St BLACKBURN 3130 (VG) Agent Comments



Price: \$530,000
Method: Sale
Date: 13/03/2020
Property Type: Subdivided Flat - Single OYO Flat

217/17-21 Queen St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$505,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Apartment