

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

G02/17-21 Queen St, Blackburn Vic 3130

Indicative selling price

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

Range between

\$510,000

&

\$550,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2019

to

31/12/2019

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	1/19-21 Railway Rd BLACKBURN 3130	\$550,000	28/10/2019
2	406/1-3 Sergeant St BLACKBURN 3130	\$535,000	05/09/2019
3	313/21 Queen St BLACKBURN 3130	\$515,000	25/11/2019

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:

12/02/2020 16:04



Property Type: Apartment

Agent Comments

Comparable Properties



1/19-21 Railway Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 28/10/2019

Rooms: 3

Property Type: Unit



406/1-3 Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 05/09/2019

Rooms: 5

Property Type: Apartment

Land Size: 4108 sqm approx



313/21 Queen St BLACKBURN 3130 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 25/11/2019

Rooms: 4

Property Type: Apartment