

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

101/4 Station 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2018

to

31 Aug 2019

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

G16/1 Queen Street Blackburn VIC 3130	\$370,000	18-May-19
103/1 Sergeant Street Blackburn VIC 3130	\$399,000	19-Jun-19
201/1136 Whitehorse Road Box Hill VIC 3128	\$380,000	24-Jun-19

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: 10 September 2019

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G16/1 Queen Street Blackburn VIC 3130	Sold Price	\$370,000	Sold Date	18-May-19
 1  1  1			Distance	0.18km

103/1 Sergeant Street Blackburn VIC 3130	Sold Price	\$399,000	Sold Date	19-Jun-19
 1  1  1			Distance	0.64km



201/1136 Whitehorse Road Box Hill VIC 3128	Sold Price	^{RS} \$380,000	Sold Date	24-Jun-19
 1  1  1			Distance	1.37km

RS = Recent sale

UN = Undisclosed Sale

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