

# 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

111/18 Queen Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$788,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2024 to 31/03/2024 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	Price	Date of sale
1	301/20 Queen St BLACKBURN 3130	\$350,000	22/05/2024
2	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024
3	313/1 Queen St BLACKBURN 3130	\$335,000	26/03/2024

**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: 04/06/2024 09:07



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

March quarter 2024: \$788,000

## Comparable Properties



**301/20 Queen St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** Apartment



**408/394-398 Middleborough Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 13/04/2024

**Property Type:** Apartment



**313/1 Queen St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Apartment

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