

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

4/4 Station Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$830,250

Property Type Unit

Suburb Blackburn

Period - From 01/04/2020

to 31/03/2021

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	201/6 Queen St BLACKBURN 3130	\$515,000	20/03/2021
2	209/300 Middleborough Rd BLACKBURN 3130	\$488,000	10/04/2021
3	203/300 Middleborough Rd BLACKBURN 3130	\$475,000	10/02/2021

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:

08/05/2021 15:02

4/4 Station Street, Blackburn Vic 3130



Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending March 2021: \$830,250



Property Type: apartment

Agent Comments

Comparable Properties



201/6 Queen St BLACKBURN 3130 (REI)

Agent Comments



Price: \$515,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment



209/300 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 10/04/2021

Property Type: Apartment



203/300 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 10/02/2021

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.