

# 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 G10/1 Sergeant 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 \$560,000 & \$580,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2023 to 30/06/2023 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	102/934 Canterbury Rd BOX HILL SOUTH 3128	\$570,000	13/05/2023
2	1 Archibald St BOX HILL 3128	\$567,000	31/05/2023
3	406/1 Archibald St BOX HILL 3128	\$567,000	31/05/2023

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: 29/08/2023 10:01

G10/1 Sergeant Street, Blackburn Vic 3130



 2  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$580,000  
**Median Unit Price**  
June quarter 2023: \$640,000

## Comparable Properties

**102/934 Canterbury Rd BOX HILL SOUTH 3128 (VG)** **Agent Comments**

 2  -  -

**Price:** \$570,000  
**Method:** Sale  
**Date:** 13/05/2023  
**Property Type:** Subdivided Flat - Single OYO Flat



**1 Archibald St BOX HILL 3128 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$567,000  
**Method:** Sale  
**Date:** 31/05/2023  
**Property Type:** Subdivided Flat - Single OYO Flat



**406/1 Archibald St BOX HILL 3128 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$567,000  
**Method:** Private Sale  
**Date:** 31/05/2023  
**Property Type:** Apartment

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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