

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

107/1 QUEEN 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2022

to

30 Nov 2023

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

202/4 STATION STREET BLACKBURN VIC 3130	\$486,000	30-Aug-23
7/18 QUEEN STREET BLACKBURN VIC 3130	\$475,000	01-Nov-23
218/21 QUEEN STREET BLACKBURN VIC 3130	\$515,000	03-Nov-23

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: 04 December 2023



**202/4 STATION STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price

^{RS} **\$486,000** Sold Date **30-Aug-23**

Distance **0.16km**



**7/18 QUEEN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

^{RS} **\$475,000** Sold Date **01-Nov-23**

Distance **0.14km**



**218/21 QUEEN STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price

^{RS} **\$515,000** Sold Date **03-Nov-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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