

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 204/17 Station Street, Blackburn Vic 3130

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$785,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2023

to 31/12/2023

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	107/4 Station St BLACKBURN 3130	\$500,000	18/10/2023
2	201/17 Station St BLACKBURN 3130	\$499,000	27/11/2023
3	202/4 Station St BLACKBURN 3130	\$486,000	30/08/2023

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:

12/02/2024 09:25



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Built around 2011, council rate: approx. \$1211 per year & size approx. 71sqm.
 Potential rental \$500/week

Indicative Selling Price
 \$510,000
Median Unit Price
 December quarter 2023: \$785,000

203/17 Station St BLACKBURN 3130 VIC

Rent: \$480 pw	Property Type: Apartment
Leased Date: 15/01/2024	Municipality: Whitehorse
Method: Leased	Agent: Ray White Blackburn
Land Area:	Bond: \$0
Building Area:	Furnished: No

[View Result Details](#) [CMA Report](#)

[Photos \(10\)](#) [Floorplans \(0\)](#)

102/17 Station St BLACKBURN 3130 VIC

Rent: \$520 pw	Property Type: Unit
Leased Date: 14/12/2023	Municipality: Whitehorse
Method: Leased	Agent: O'Brien Real Estate Blackburn
Land Area:	Bond: \$2,260
Building Area:	Furnished: No

[View Result Details](#) [CMA Report](#)

[Photos \(20\)](#) [Floorplans \(1\)](#)

Comparable Properties



107/4 Station St BLACKBURN 3130 (REI/VG)

2 2 1

Price: \$500,000
Method: Private Sale
Date: 18/10/2023
Property Type: Apartment



201/17 Station St BLACKBURN 3130 (REI/VG) **Agent Comments**

2 1 1

Price: \$499,000
Method: Private Sale
Date: 27/11/2023
Property Type: Apartment
Land Size: 72 sqm approx



202/4 Station St BLACKBURN 3130 (REI/VG) **Agent Comments**

2 1 1

Price: \$486,000
Method: Private Sale
Date: 30/08/2023
Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707



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