

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

204/4 Station Street, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$390,000

Median sale price

Median price \$732,750

House

Unit

X

Suburb Blackburn

Period - From 01/07/2016

to

30/06/2017

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		
2		
3		

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.



 1
  1
  1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending June 2017: \$732,750

Comparable Properties



G15/21 queen St BLACKBURN 3130 (REI)

Agent Comments

 1
  1
  1

Price: \$388,000

Method: Private Sale

Date: 18/07/2017

Rooms: -

Property Type: Apartment

The estate agent reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months. This apartment is the only suitable comparable within the required parameters.