

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

103/6 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

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2022

to

31 Oct 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

G14/1 QUEEN STREET BLACKBURN VIC 3130	\$355,000	16-Aug-23
13/15-17 RAILWAY ROAD BLACKBURN VIC 3130	\$396,270	14-Oct-23
12/1 SERGEANT STREET BLACKBURN VIC 3130	\$460,000	15-Aug-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: 02 November 2023


**G14/1 QUEEN STREET BLACKBURN
VIC 3130**

Sold Price

^{RS}
\$355,000

Sold Date

16-Aug-23


Distance

0.07km

**13/15-17 RAILWAY ROAD
BLACKBURN VIC 3130**

Sold Price

^{RS}
\$396,270

Sold Date

14-Oct-23


Distance

0.23km

**12/1 SERGEANT STREET
BLACKBURN VIC 3130**

Sold Price

^{RS}
\$460,000

Sold Date

15-Aug-23


Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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