

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

308/2 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

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,749

Property type

Unit

Suburb

Blackburn

Period-from

01 Jul 2019

to

30 Jun 2020

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

104/2 Queen Street Blackburn VIC 3130	\$311,000	11-Oct-19
204/2 Queen Street Blackburn VIC 3130	\$327,000	13-Nov-19
118/1 Queen Street Blackburn VIC 3130	\$328,000	24-Aug-19

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: 06 July 2020


104/2 Queen Street Blackburn VIC 3130

Sold Price

\$311,000

Sold Date

11-Oct-19


Distance

-


204/2 Queen Street Blackburn VIC 3130

Sold Price

\$327,000

Sold Date

13-Nov-19


Distance

-


118/1 Queen Street Blackburn VIC 3130

Sold Price

\$328,000

Sold Date

24-Aug-19


Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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