

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

406/21 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$892,750

Property Type Unit

Suburb Blackburn

Period - From 01/01/2021

to 31/12/2021

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	401/1 Sergeant St BLACKBURN 3130	\$525,000	05/03/2021
2	G13/21 Queen St BLACKBURN 3130	\$520,000	07/10/2021
3	201/6 Queen St BLACKBURN 3130	\$515,000	20/03/2021

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:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

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Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2021: \$892,750

Comparable Properties

401/1 Sergeant St BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$525,000
Method: Sale
Date: 05/03/2021
Property Type: Strata Unit/Flat



G13/21 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 07/10/2021
Property Type: Unit



201/6 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment