

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

201/17 STATION 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 102/4 STATION STREET BLACKBURN VIC 3130 | \$520,000 | 09-Sep-23 |
| 202/4 STATION STREET BLACKBURN VIC 3130 | \$486,000 | 30-Aug-23 |
| 306/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130 | \$450,000 | 13-Sep-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: 28 October 2023


**102/4 STATION STREET
BLACKBURN VIC 3130**
 2  1  1

Sold Price

^{RS}
\$520,000

Sold Date

09-Sep-23

Distance

0.14km

**202/4 STATION STREET
BLACKBURN VIC 3130**
 2  1  1

Sold Price

^{RS}
\$486,000

Sold Date

30-Aug-23

Distance

0.14km

**306/300 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**
 2  1  1

Sold Price

\$450,000

Sold Date

13-Sep-23

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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