

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

403/21 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$529,000 & \$559,000

Median sale price

Median price \$754,000 Property Type Unit Suburb Blackburn

Period - From 01/07/2019 to 30/06/2020 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	G03/17-21 Queen St BLACKBURN 3130	\$550,000	20/06/2020
2	3/13 Station St BLACKBURN 3130	\$550,000	17/04/2020
3	202/4 Station St BLACKBURN 3130	\$500,000	25/06/2020

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:

02/10/2020 13:35



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



G03/17-21 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Apartment



3/13 Station St BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 17/04/2020

Property Type: Flat/Unit/Apartment (Res)



202/4 Station St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 25/06/2020

Property Type: Apartment