

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

404/21 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2021

to

28 Feb 2022

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

G13/21 QUEEN STREET BLACKBURN VIC 3130	\$520,000	04-Oct-21
114/21 QUEEN STREET BLACKBURN VIC 3130	\$500,000	27-Aug-21
308/21 QUEEN STREET BLACKBURN VIC 3130	\$495,000	28-Sep-21

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: 21 March 2022

**G13/21 QUEEN STREET
BLACKBURN VIC 3130**

Sold Price **\$520,000** Sold Date **04-Oct-21**

 -  1  -

Distance -


**114/21 QUEEN STREET
BLACKBURN VIC 3130**

Sold Price **\$500,000** Sold Date **27-Aug-21**

 2  2  1

Distance -


**308/21 QUEEN STREET
BLACKBURN VIC 3130**

Sold Price **\$495,000** Sold Date **28-Sep-21**

 2  2  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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