

# 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

316/1 Queen Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000

### Median sale price

Median price \$749,975 Property Type Unit Suburb Blackburn

Period - From 01/07/2023 to 30/06/2024 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	401/12 Queen St BLACKBURN 3130	\$500,000	26/08/2024
2	217/21 Queen St BLACKBURN 3130	\$517,000	02/08/2024
3	105/12 Queen St BLACKBURN 3130	\$500,000	30/07/2024

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:

30/09/2024 15:58



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**Property Type:** Apartment  
**Land Size:** 67 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$520,000  
**Median Unit Price**  
Year ending June 2024: \$749,975

## Comparable Properties



401/12 Queen St BLACKBURN 3130 (REI)

**Agent Comments**

 2  1  1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** Unit



217/21 Queen St BLACKBURN 3130 (REI)

**Agent Comments**

 2  2  1

**Price:** \$517,000  
**Method:** Private Sale  
**Date:** 02/08/2024  
**Property Type:** Apartment



105/12 Queen St BLACKBURN 3130 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 30/07/2024  
**Property Type:** Apartment