Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 316/1 Queen Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$500,000

Median sale price

Median price	\$670,000	Property Type Unit		:	Suburb	Blackburn
Period - From	01/01/2024	to	31/12/2024	Sourc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	313/21 Queen St BLACKBURN 3130	\$520,000	24/01/2025
2			
3			

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:

25/02/2025 09:21



Mc**Grath**





Property Type: Apartment **Land Size:** 67 sqm approx Agent Comments Janelle Gu 03 9877 1277 0432 800 031 janellegu@mcgrath.com.au

Indicative Selling Price \$500,000 Median Unit Price Year ending December 2024: \$670,000

Agent Comments

Comparable Properties



313/21 Queen St BLACKBURN 3130 (REI/VG)



Price: \$520,000 Method: Private Sale Date: 24/01/2025 Property Type: Apartment

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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