

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

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

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	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

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 2  2  1

Property Type: Apartment

Land Size: 67 sqm approx

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

Year ending December 2024: \$670,000

Comparable Properties



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

Agent Comments

 2  2  1

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.