Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	406/20 Queen Street, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$788,000	Pro	perty Type	Unit		Suburb	Blackburn
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024
2	210/1 Queen St BLACKBURN 3130	\$340,000	17/11/2023
3	313/1 Queen St BLACKBURN 3130	\$335,000	26/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2024 10:00



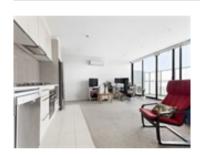




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$310,000 - \$340,000 **Median Unit Price** March quarter 2024: \$788,000

Comparable Properties



408/394-398 middleborough Rd BLACKBURN

3130 (REI)

Price: \$340,000 Method: Private Sale Date: 13/04/2024

Property Type: Apartment

210/1 Queen St BLACKBURN 3130 (REI/VG)



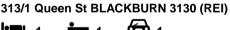


Price: \$340,000 Method: Private Sale Date: 17/11/2023

Property Type: Apartment







Price: \$335,000 Method: Private Sale Date: 26/03/2024

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



