

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

321/1 SERGEANT 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

\$740,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2024

to

31 Dec 2024

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

118/1 SERGEANT STREET BLACKBURN VIC 3130	\$480,000	18-Dec-24
121/1 SERGEANT STREET BLACKBURN VIC 3130	\$500,000	26-Oct-24
210/1 SERGEANT STREET BLACKBURN VIC 3130	\$510,000	24-Aug-24

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: 23 January 2025

DYNAMIC

RESIDENTIAL

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**118/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 2 1

Sold Price ^{RS} **\$480,000** Sold Date **18-Dec-24**

Distance **0km**



**121/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 2 1

Sold Price **\$500,000** Sold Date **26-Oct-24**

Distance **0km**



**210/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 2 1

Sold Price **\$510,000** Sold Date **24-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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