

# 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

202/4 Station 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 \$480,000 & \$510,000

### Median sale price\*

Median price \$733,000

Property Type Unit

Suburb Blackburn

Period - From 25/11/2019

to 25/05/2020

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	217/17-21 Queen St BLACKBURN 3130	\$505,000	15/02/2020
2	410/394-398 Middleborough Rd BLACKBURN 3130	\$505,000	04/03/2020
3	316/1 Queen St BLACKBURN 3130	\$500,000	07/03/2020

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:

25/05/2020 19:05

Brenton Linmeiers

03 9840 1111

0412 791 546

blinmeiers@parkesproperty.com.au

**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price \***

25/11/2019 - 25/05/2020: \$733,000

\* Agent calculated median



2 1 1

**Property Type:** Strata Unit/Flat

**Land Size:** 66 sqm approx

Agent Comments

## Comparable Properties



**217/17-21 Queen St BLACKBURN 3130 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$505,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Apartment



**410/394-398 Middleborough Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$505,000

**Method:** Private Sale

**Date:** 04/03/2020

**Property Type:** Apartment



**316/1 Queen St BLACKBURN 3130 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 07/03/2020

**Property Type:** Apartment