

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

104/18 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$315,000 & \$345,000

Median sale price

Median price \$617,200 Property Type Unit Suburb Blackburn

Period - From 30/08/2022 to 29/08/2023 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 | G14/1 Queen St BLACKBURN 3130 | \$355,000 | 16/08/2023 |
| 2 | 218/1 Queen St BLACKBURN 3130 | \$328,000 | 07/07/2023 |
| 3 | 110/1 Queen St BLACKBURN 3130 | \$315,000 | 10/07/2023 |

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:

30/08/2023 13:27



 1  1  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$315,000 - \$345,000
Median Unit Price
30/08/2022 - 29/08/2023: \$617,200

Comparable Properties



G14/1 Queen St BLACKBURN 3130 (REI)

Agent Comments

 1  1  1

Price: \$355,000
Method: Private Sale
Date: 16/08/2023
Property Type: Apartment



218/1 Queen St BLACKBURN 3130 (REI)

Agent Comments

 1  1  1

Price: \$328,000
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment



110/1 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

 1  1  1

Price: \$315,000
Method: Private Sale
Date: 10/07/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888