Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

04/18 Queen Street, Blackburn Vic 3130
04

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	Pro	perty Type	Unit		Suburb	Blackburn
Period - From	30/08/2022	to	29/08/2023	S	ource	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	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 comparableproperties 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









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)





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

Property Type: Apartment

Agent Comments



218/1 Queen St BLACKBURN 3130 (REI)





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

Property Type: Apartment

Agent Comments



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





Price: \$315.000 Method: Private Sale Date: 10/07/2023 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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