

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

108/1 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Blackburn

Period-from

01 May 2023

to

30 Apr 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

309/5-7 IRVING AVENUE BOX HILL VIC 3128	\$546,000	15-Mar-24
409/1 SERGEANT STREET BLACKBURN VIC 3130	\$525,000	07-Mar-24
306/1 QUEEN STREET BLACKBURN VIC 3130	\$500,000	03-Mar-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: 24 May 2024

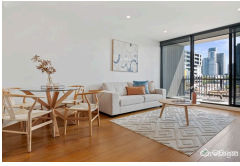
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RESIDENTIAL

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309/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$546,000** Sold Date **15-Mar-24**

 2  1  1

Distance **1.78km**



409/1 SERGEANT STREET BLACKBURN VIC 3130 Sold Price **\$525,000** Sold Date **07-Mar-24**

 2  1  1

Distance **0.03km**



306/1 QUEEN STREET BLACKBURN VIC 3130 Sold Price **\$500,000** Sold Date **03-Mar-24**

 2  1  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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