

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

201/17 STATION 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2022

to

30 Sep 2023

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

102/4 STATION STREET BLACKBURN VIC 3130	\$520,000	09-Sep-23
109/55-65 RAILWAY ROAD BLACKBURN VIC 3130	\$530,000	16-May-23
4/11 JOHN STREET BLACKBURN VIC 3130	\$560,000	24-Apr-23

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: 02 October 2023



**102/4 STATION STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **09-Sep-23**

Distance **0.14km**



**109/55-65 RAILWAY ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$530,000** Sold Date **16-May-23**

Distance **0.22km**



**4/11 JOHN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price ^{RS} **\$560,000** Sold Date **24-Apr-23**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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