

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

204/17 Station Street, Blackburn Vic 3130

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$785,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2023

to 31/12/2023

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	306/202 Surrey Rd BLACKBURN 3130	\$525,000	24/10/2023
2	102/4 Station St BLACKBURN 3130	\$520,000	09/09/2023
3	201/17 Station St BLACKBURN 3130	\$499,000	27/11/2023

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:

26/01/2024 09:12



2
 1
 1

Rooms: 3
Property Type: Apartment
Agent Comments
 Approx. 64sqm Built around 2011

Indicative Selling Price
 \$525,000
Median Unit Price
 December quarter 2023: \$785,000

Comparable Properties



306/202 Surrey Rd BLACKBURN 3130 (REI) [Agent Comments](#)

2
 2
 1

Price: \$525,000
Method: Private Sale
Date: 24/10/2023
Property Type: Apartment
Land Size: 87 sqm approx



102/4 Station St BLACKBURN 3130 (REI/VG) [Agent Comments](#)

2
 1
 1

Price: \$520,000
Method: Private Sale
Date: 09/09/2023
Property Type: Apartment



201/17 Station St BLACKBURN 3130 (REI/VG) [Agent Comments](#)

2
 1
 1

Price: \$499,000
Method: Private Sale
Date: 27/11/2023
Property Type: Apartment
Land Size: 72 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707