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	e see consumer.vic.gov.au/underqu	uoting
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Single price \$525,000

Median sale price

Median price	\$785,000	Pro	perty Type Uni	t		Suburb	Blackburn
Period - From	01/10/2023	to	31/12/2023	So	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.

Ado	dress 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









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



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

1 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



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





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