

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

217/21 QUEEN 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

\$1,600,000

Property type

House

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

405/21 QUEEN STREET BLACKBURN VIC 3130	\$479,500	09-Dec-23
306/1 QUEEN STREET BLACKBURN VIC 3130	\$500,000	20-Mar-24
409/1 SERGEANT STREET BLACKBURN VIC 3130	\$525,000	07-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: 06 May 2024



**405/21 QUEEN STREET
BLACKBURN VIC 3130**

 2  2  -

Sold Price **\$479,500** Sold Date **09-Dec-23**

Distance **0.02km**



**306/1 QUEEN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **20-Mar-24**

Distance **0.12km**



**409/1 SERGEANT STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price **\$525,000** Sold Date **07-Mar-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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