

# 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

|                                       |
|---------------------------------------|
| G10/2 QUEEN STREET BLACKBURN VIC 3130 |
|---------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  Property type  Suburb

Period - From  to  Source

### 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 |
|---|-----------|--------------|
| 306/202 SURREY ROAD BLACKBURN VIC 3130  | \$525,000 | 14-Oct-23    |
| 218/21 QUEEN STREET BLACKBURN VIC 3130  | \$515,000 | 01-Nov-23    |
| 102/4 STATION STREET BLACKBURN VIC 3130 | \$520,000 | 09-Sep-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 six months.~~

This Statement of Information was prepared on: 17 January 2024