

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

G13/1 Sergeant 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

\$* 430,000

or range between

\$* n/a

&

\$ n/a

Median sale price

Median price

\$ 361,500

Property type

Apartment

Suburb

Blackburn

Period - From

Feb 2023

to

Jan 2024

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
1	12/15-17 Railway Road Blackburn VIC 3130	\$ 435,000	14/12/2023
2	13/15-17 Railway Road Blackburn VIC 3130	\$ 396,270	14/10/2023
3	24/1045 Whitehorse Road Box Hill VIC 3128	\$ 425,000	22/08/2023

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: 20/02/2024

Property details



**G13/1 Sergeant Street
BLACKBURN VIC 3130**

 1  1  1

Asking price: \$430,000

Internal 47.9 sqm External 52 sqm

Years Built 2019

Rent estimation approx \$430/w

Recently sold in BLACKBURN



**12/15-17 Railway Road
Blackburn VIC 3130**

 1  1  1

Sold Price \$435,000 Sold Date 14-Dec-23



**13/15-17 Railway Road
BLACKBURN VIC 3130**

 1  1  1

Sold Price \$396,270 Sold Date 14-Oct-23



**24/1045 Whitehorse Road
BOX HILL VIC 3128**

 1  1  1

Sold Price \$425,000 Sold Date 22-Aug-23

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.