Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address LG01/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | \$510,000 | | & | | \$560,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$785,000 | Pro | operty Type | Unit | | | Suburb | Blackburn |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 306/202 Surrey Rd BLACKBURN 3130 | \$525,000 | 24/10/2023 |
| 2 | 112/202 Surrey Rd BLACKBURN 3130 | \$520,000 | 09/12/2023 |
| 3 | 218/21 Queen St BLACKBURN 3130 | \$515,000 | 03/11/2023 |

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:

17/01/2024 09:36









Property Type: Apartment **Land Size:** 213 sqm approx Agent Comments Lachlan Walker 03 9908 5700 0488 345 955 lachlanwalker@jelliscraig.com.au

Indicative Selling Price \$510,000 - \$560,000 Median Unit Price December quarter 2023: \$785,000

Comparable Properties



306/202 Surrey Rd BLACKBURN 3130 (REI)



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

112/202 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

Agent Comments





Price: \$520,000 Method: Private Sale Date: 09/12/2023 Property Type: Apartment

218/21 Queen St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$515,000 Method: Private Sale Date: 03/11/2023 Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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