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<br>Including suburb and postcode | 316/1 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~~ | | or range between | $328,000 | & | $360,800 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $830,000 | Property type | Unit | Suburb | Blackburn |
| Period-from | 01 Jul 2023 | to | 30 Jun 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 |
|---|---|---|
| 301/20 QUEEN STREET BLACKBURN VIC 3130 | $350,000 | 22-May-24 |
| 211/18 QUEEN STREET BLACKBURN VIC 3130 | $334,000 | 20-Feb-24 |
| 101/202 SURREY ROAD BLACKBURN VIC 3130 | $342,000 | 01-Feb-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: 01 July 2024

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**301/20 QUEEN STREET BLACKBURN VIC 3130**

1 1 1

Sold Price RS **$350,000** Sold Date **22-May-24**

Distance **0.7km**



**211/18 QUEEN STREET BLACKBURN VIC 3130**

1 1 1

Sold Price **$334,000** Sold Date **20-Feb-24**

Distance **0.7km**



**101/202 SURREY ROAD BLACKBURN VIC 3130**

1 1 1

Sold Price **$342,000** Sold Date **01-Feb-24**

Distance **1.18km**

**RS** = Recent sale **UN** = Undisclosed Sale

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