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	207/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $480,000

Median sale price

Median price $722,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	310/33 Harrow St BOX HILL 3128	$478,000	07/09/2023
2	506/1 Archibald St BOX HILL 3128	$472,000	20/10/2023
3	212/1 Archibald St BOX HILL 3128	$470,000	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: 14/02/2024 10:13

207/1 Sergeant Street, Blackburn Vic 3130

Annie Shih
0421 943 079
annieshih@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000
Median Unit Price
Year ending December 2023: $722,000

Comparable Properties



310/33 Harrow St BOX HILL 3128 (REI/VG)

2 2 1

Price: $478,000
Method: Private Sale
Date: 07/09/2023
Property Type: Apartment

Agent Comments



506/1 Archibald St BOX HILL 3128 (REI/VG)

2 2 1

Price: $472,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment

Agent Comments



212/1 Archibald St BOX HILL 3128 (REI/VG)

2 2 1

Price: $470,000
Method: Private Sale
Date: 22/08/2023
Property Type: Apartment

Agent Comments

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

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