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 | 7/16 Florence Street, Blackburn Vic 3130 |

## Indicative selling price

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

Range between $990,000 & $1,080,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2024 to 31/12/2024 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 | 14/16 Florence St BLACKBURN 3130 | $1,100,000 | 21/01/2025 |
| 2 | 3/16 Florence St BLACKBURN 3130 | $1,200,000 | 06/12/2024 |
| 3 | 2/16 Florence St BLACKBURN 3130 | $1,120,000 | 30/11/2024 |

**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: 04/02/2025 11:41

# 7/16 Florence Street, Blackburn Vic 3130

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



3 1 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$990,000 - $1,080,000
**Median Unit Price**
Year ending December 2024: $670,000

## Comparable Properties



**14/16 Florence St BLACKBURN 3130 (REI)**

3 1 2

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 21/01/2025
**Property Type:** Unit

Agent Comments



**3/16 Florence St BLACKBURN 3130 (REI)**

3 1 2

**Price:** $1,200,000
**Method:** Sold Before Auction
**Date:** 06/12/2024
**Property Type:** Unit

Agent Comments



**2/16 Florence St BLACKBURN 3130 (REI)**

3 1 2

**Price:** $1,120,000
**Method:** Sold Before Auction
**Date:** 30/11/2024
**Property Type:** Unit
**Land Size:** 412 sqm approx

Agent Comments

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

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