

# 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

305/21 Queen Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$741,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2019 to 30/09/2020 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	G03/17-21 Queen St BLACKBURN 3130	\$550,000	20/06/2020
2	202/4 Station St BLACKBURN 3130	\$500,000	25/06/2020
3	216/300 Middleborough Rd BLACKBURN 3130	\$485,000	07/09/2020

**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:

27/11/2020 00:10

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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
Year ending September 2020: \$741,000

## Comparable Properties



**G03/17-21 Queen St BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 20/06/2020  
**Property Type:** Apartment



**202/4 Station St BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Property Type:** Apartment



**216/300 Middleborough Rd BLACKBURN 3130 (VG)**

**Agent Comments**



**Price:** \$485,000  
**Method:** Sale  
**Date:** 07/09/2020  
**Property Type:** Subdivided Flat - Single OYO Flat