

## 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 211/20 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 \$480,000 & \$528,000

#### Median sale price

Median price \$732,750 House  Unit X Suburb Blackburn

Period - From 01/07/2016 to 30/06/2017 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	410/394-398 Middleborough Rd BLACKBURN 3130	\$492,000	27/04/2017
2	111/20 Queen St BLACKBURN 3130	\$485,000	01/05/2017
3	311/18 Queen St BLACKBURN 3130	\$470,000	18/02/2017

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.



2   1  

Rooms: 1  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median Unit Price**  
Year ending June 2017: \$732,750

## Comparable Properties



**410/394-398 Middleborough Rd BLACKBURN 3130 (REI)**   Agent Comments

2   2   2

**Price:** \$492,000  
**Method:** Private Sale  
**Date:** 27/04/2017  
**Rooms:** 4  
**Property Type:** Apartment



**111/20 Queen St BLACKBURN 3130 (REI)**   Agent Comments

2   1   1

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 01/05/2017  
**Rooms:** 5  
**Property Type:** Apartment

**311/18 Queen St BLACKBURN 3130 (REI)**   Agent Comments

2   1   1

**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** -  
**Property Type:** Apartment