

## 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 1-5A 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)

Single price \$348,000

#### Median sale price

Median price \$664,000 House Unit X Suburb Blackburn

Period - From 01/07/2017 to 30/09/2017 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	202/1136 Whitehorse Rd BOX HILL 3128	\$370,000	20/02/2017
2	316/6 Queen St BLACKBURN 3130	\$360,000	15/02/2017
3	201/3 Thiele Ct BLACKBURN 3130	\$335,000	23/01/2017

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.

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**Indicative Selling Price**

\$348,000

**Median Unit Price**

September quarter 2017: \$664,000



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**202/1136 Whitehorse Rd BOX HILL 3128 (REI)** Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 20/02/2017

**Rooms:** 2

**Property Type:** Apartment



**316/6 Queen St BLACKBURN 3130 (REI)** Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 15/02/2017

**Rooms:** 2

**Property Type:** Apartment



**201/3 Thiele Ct BLACKBURN 3130 (REI)** Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 23/01/2017

**Rooms:** -

**Property Type:** Apartment