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## Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 309/ 17 – 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) (\*Delete single price or range as applicable)

range between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$562,125

Unit

x

Suburb Blackburn

Period - From 2/05/2017

to 14/07/2017

Source CoreLogic RP Data Professional

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
403/21 Queen Street, Blackburn Vic 3130	\$566,000	2/05/2017
406/21 Queen Street, Blackburn Vic 3130	\$550,000	14/07/2017
207/55 – 65 Railway Road, Blackburn Vic 3130	\$570,375	4/05/2017

