

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 205/4 Station St Blackburn VIC 3130

Indicative selling price

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

Single price \$538,000 or range between &

Median sale price

Median price \$783,750 Unit X Suburb Blackburn
Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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
201/117 Station St Blackburn VIC 3130	\$510,000	01/08/2017
401/21 Queen St Blackburn VIC 3130	\$560,000	16/06/2017
403/21 Queen St Blackburn VIC 3130	\$566,000	02/05/2017