

# 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 g01/4 Station 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 \$559,000

### Median sale price

Median price \$731,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2023

to 30/09/2024

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	206/202 Surrey Rd BLACKBURN 3130	\$520,000	04/09/2024
2			
3			

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:

14/10/2024 15:51

g01/4 Station Street, Blackburn Vic 3130

**Jellis  
Craig**

Kristy Djordevic

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**Indicative Selling Price**

\$559,000

**Median Unit Price**

Year ending September 2024: \$731,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**206/202 Surrey Rd BLACKBURN 3130 (REI)**

Agent Comments

 2  2  1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 04/09/2024

**Property Type:** Apartment

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.

**Account - Jellis Craig | P: 03 8841 4888**



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