

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

109/18 QUEEN STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Blackburn

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

210/712 STATION STREET BOX HILL VIC 3128	\$345,000	03-Mar-22
808/1 ARCHIBALD STREET BOX HILL VIC 3128	\$335,000	03-Dec-21
7/91 THAMES STREET BOX HILL VIC 3128	\$350,000	02-Mar-22

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 6 months.~~

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**210/712 STATION STREET BOX
HILL VIC 3128**

1 1 1

Sold Price **\$345,000** Sold Date **03-Mar-22**

Distance **2.33km**



**808/1 ARCHIBALD STREET BOX
HILL VIC 3128**

1 1 1

Sold Price **\$335,000** Sold Date **03-Dec-21**

Distance **2.58km**



**7/91 THAMES STREET BOX HILL
VIC 3128**

1 1 1

Sold Price **\$350,000** Sold Date **02-Mar-22**

Distance **2.65km**

RS = Recent sale UN = Undisclosed Sale

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