Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

407/20 Queen Street, Blackburn Vic 3130
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Indicative selling price

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

Trainge between \$400,000	Range between	\$330,000	&	\$350,000
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Median sale price

Median price	\$901,000	Pro	perty Type U	nit		Suburb	Blackburn
Period - From	01/01/2025	to	31/03/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	203/6 Queen St BLACKBURN 3130	\$340,000	21/05/2025
2	202/18 Queen St BLACKBURN 3130	\$335,000	15/05/2025
3	208/18 Queen St BLACKBURN 3130	\$350,000	21/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2025 16:14





John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$330,000 - \$350,000 **Median Unit Price** March quarter 2025: \$901,000



Property Type: Apartment **Agent Comments**

Comparable Properties

203/6 Queen St BLACKBURN 3130 (VG)

Agent Comments

Price: \$340,000 Method: Sale Date: 21/05/2025

Property Type: Subdivided Flat - Single OYO Flat

202/18 Queen St BLACKBURN 3130 (REI/VG)





Agent Comments

Price: \$335,000 Method: Private Sale Date: 15/05/2025

Property Type: Apartment



208/18 Queen St BLACKBURN 3130 (REI/VG)

Price: \$350,000 Method: Private Sale Date: 21/04/2025 Property Type: Unit



Agent Comments

Account - Jellis Craig | P: (03) 9908 5700





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