

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

121/1 SERGEANT 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

18 Mar 2024

to

18 Sep 2024

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

210/1 SERGEANT STREET BLACKBURN VIC 3130	\$510,000	24-Aug-24
302/1-3 SERGEANT STREET BLACKBURN VIC 3130	\$475,000	02-Aug-24
218/1-3 SERGEANT STREET BLACKBURN VIC 3130	\$526,000	13-Aug-24

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.~~

This Statement of Information was prepared on: 18 September 2024

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	210/1 SERGEANT STREET BLACKBURN VIC 3130	Sold Price	^{RS} \$510,000	Sold Date	24-Aug-24
	 2  2  1			Distance	0km
	302/1-3 SERGEANT STREET BLACKBURN VIC 3130	Sold Price	\$475,000	Sold Date	02-Aug-24
	 2  2  1			Distance	-
	218/1-3 SERGEANT STREET BLACKBURN VIC 3130	Sold Price	\$526,000	Sold Date	13-Aug-24
	 2  2  1			Distance	-

RS = Recent sale UN = Undisclosed Sale

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