

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

302/1-3 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Blackburn

Period-from

25 Dec 2023

to

25 Jun 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

207/1 SERGEANT STREET BLACKBURN VIC 3130	\$477,500	19-Feb-24
104/8 ELLINGWORTH PARADE BOX HILL VIC 3128	\$480,000	09-Feb-24
G01/1-3 ASHTED ROAD BOX HILL VIC 3128	\$480,000	20-Mar-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: 25 June 2024

Danna Borja
M 0426 253 689
E va@chn.group



**207/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 2 -

Sold Price **\$477,500** Sold Date **19-Feb-24**

Distance **0.03km**



**104/8 ELLINGWORTH PARADE
BOX HILL VIC 3128**

2 2 1

Sold Price **\$480,000** Sold Date **09-Feb-24**

Distance **1.63km**



**G01/1-3 ASHTED ROAD BOX HILL
VIC 3128**

2 2 -

Sold Price **\$480,000** Sold Date **20-Mar-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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