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	204/17 Station Street, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Single price \$510,000

Median sale price

Median price	\$785,000	Pro	perty Type	Unit		Suburb	Blackburn
Period - From	01/10/2023	to	31/12/2023		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	107/4 Station St BLACKBURN 3130	\$500,000	18/10/2023
2	201/17 Station St BLACKBURN 3130	\$499,000	27/11/2023
3	202/4 Station St BLACKBURN 3130	\$486,000	30/08/2023

OR

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:	12/02/2024 09:25













Indicative Selling Price \$510,000

Median Unit Price

December quarter 2023: \$785,000

Rooms: 3 Property Type: Apartment

Agent Comments

Built around 2011, council rate: approx. \$1211 per year & size approx. 71sqm.

Potential rental \$500/week

203/17 Station St BLACKBURN 3130 VIC



Rent: \$480 pw Leased Date: 15/01/2024 Method: Leased I and Area: Building Area:

Property Type: Apartment Municipality: Whitehorse Agent: Ray White Blackburn Bond: \$0 Furnished: No

CMA Report

102/17 Station St BLACKBURN 3130 VIC



Rent: \$520 pw Leased Date: 14/12/2023 Method: Leased Land Area: Building Area:

Property Type: Unit Municipality: Whitehorse Agent: OBrien Real Estate Blackburn Bond: \$2,260 Furnished: No

CMA Report

Comparable Properties



107/4 Station St BLACKBURN 3130 (REI/VG)









Photos (20) Floorpla

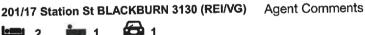
Price: \$500,000 Method: Private Sale Date: 18/10/2023

Property Type: Apartment



2





Price: \$499.000 Method: Private Sale Date: 27/11/2023

Property Type: Apartment Land Size: 72 sqm approx

202/4 Station St BLACKBURN 3130 (REI/VG)





Price: \$486,000 Method: Private Sale Date: 30/08/2023

Property Type: Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707





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