

## 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

402/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2023

to

31 Aug 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

205/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$290,000	10-Jul-24
102/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$335,000	18-Jul-24
310/2 QUEEN STREET BLACKBURN VIC 3130	\$310,000	22-Jul-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: 30 September 2024

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**205/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$290,000** Sold Date **10-Jul-24**

Distance **0km**



**102/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **18-Jul-24**

Distance **0km**



**310/2 QUEEN STREET BLACKBURN VIC 3130**

 1  1  1

Sold Price <sup>RS</sup> **\$310,000** Sold Date **22-Jul-24**

Distance **1.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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