

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

23/468 MIDDLEBOROUGH ROAD 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2023

to

30 Nov 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

1/128-130 THAMES STREET BOX HILL NORTH VIC 3129	\$988,000	21-Sep-24
4/32-34 CANTERBURY ROAD BLACKBURN SOUTH VIC 3130	\$1,035,000	07-Sep-24
2/12 KAREN STREET BOX HILL NORTH VIC 3129	\$1,060,000	16-Sep-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: 09 December 2024