

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

5/372 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2020

to

30/09/2021

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	3/2 Leach Av BOX HILL NORTH 3129	\$880,000	03/06/2021
2	2a Elmhurst Rd BLACKBURN 3130	\$820,000	28/05/2021
3			

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 six months.

This Statement of Information was prepared on:

24/11/2021 10:09



 2  1  2

Property Type: Unit

Land Size: 213 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median Unit Price

Year ending September 2021: \$865,000

Comparable Properties



3/2 Leach Av BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 2  1  2

Price: \$880,000

Method: Sold Before Auction

Date: 03/06/2021

Property Type: Unit



2a Elmhurst Rd BLACKBURN 3130 (VG) **Agent Comments**

 3  -  -

Price: \$820,000

Method: Sale

Date: 28/05/2021

Property Type: House (Res)

Land Size: 259 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888