# 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

1/596-598 Middleborough Road, Blackburn North Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	n \$560,000		&		\$610,000	C		
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Unit			Suburb	Blackburn North
Period - From	01/07/2024	to	30/09/2024		So	urce	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	10/11 John St BLACKBURN 3130	\$580,000	11/07/2024
2	2/20 Wetherby Rd DONCASTER 3108	\$543,000	26/10/2024
3	5/6-8 Elm Tree Rd DONCASTER 3108	\$708,000	16/10/2024

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:

16/12/2024 14:35









**Property Type:** Unit Agent Comments

Indicative Selling Price \$560,000 - \$610,000 Median Unit Price September quarter 2024: \$910,000

# **Comparable Properties**

10/11 John St BLACKBURN 3130 (REI) 1 2 🙀 1 🏟 1	Agent Comments	
Price: \$580,000 Method: Date: 11/07/2024 Property Type: House		
2/20 Wetherby Rd DONCASTER 3108 (REI) 2 1 2 1 Price: \$543,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit	Agent Comments	
5/6-8 Elm Tree Rd DONCASTER 3108 (REI) 3 2 2 1 Price: \$708,000 Method: Private Sale Date: 16/10/2024 Property Type: Unit	Agent Comments	

#### Account - Barry Plant | P: 03 9842 8888



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