

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$610,000

### Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Blackburn North

Period - From

01/07/2024

to

30/09/2024

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	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



 3  1  1

**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)

Agent Comments

 2  1  1

**Price:** \$580,000

**Method:**

**Date:** 11/07/2024

**Property Type:** House



2/20 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

**Price:** \$543,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Unit



5/6-8 Elm Tree Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  1

**Price:** \$708,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Unit

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