

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

112/300 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2021

to

30 Sep 2022

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

302/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$475,000	15-Sep-22
3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$515,000	02-Oct-21

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: 03 October 2022

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**302/300 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

Sold Price

^{RS}

\$475,000

Sold Date

15-Sep-22

2

1

1

Distance

0km



**3/300 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

Sold Price

\$515,000

Sold Date

02-Oct-21

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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