

## 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

1/134 Middleborough Road Blackburn South VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 May 2020

to

30 Apr 2021

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

27A Eley Road Blackburn South VIC 3130	\$760,000	22-Feb-21
3/20 Fulton Road Blackburn South VIC 3130	\$802,000	22-May-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: 31 May 2021



**27A Eley Road Blackburn South VIC 3130** Sold Price **\$760,000** Sold Date **22-Feb-21**

 3  1  1

Distance **0.29km**



**3/20 Fulton Road Blackburn South VIC 3130** Sold Price <sup>RS</sup> **\$802,000** Sold Date **22-May-21**

 2  1  1

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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