

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

10/468 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

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

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

2/3 BROOMHILL AVENUE BLACKBURN VIC 3130	\$1,311,000	07-May-22
3/1-3 SHAFER ROAD BLACKBURN NORTH VIC 3130	\$1,075,000	18-Sep-22
1/14 TYNE STREET BOX HILL NORTH VIC 3129	\$1,250,000	07-May-22

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 October 2022



2/3 BROOMHILL AVENUE BLACKBURN VIC 3130

4 2 2

Sold Price **\$1,311,000** Sold Date **07-May-22**

Distance **0.53km**



3/1-3 SHAFER ROAD BLACKBURN NORTH VIC 3130

3 2 2

Sold Price **\$1,075,000** Sold Date **18-Sep-22**

Distance **0.68km**

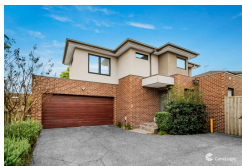


1/14 TYNE STREET BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$1,250,000** Sold Date **07-May-22**

Distance **0.96km**



4/2 FORTUNE STREET BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$1,010,000** Sold Date **30-Jul-22**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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