## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 410/394-398 Middleborough Road, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$495,000							

#### Median sale price

Median price	\$790,000	Pro	perty Type Un	t		Suburb	Blackburn
Period - From	01/10/2019	to	31/12/2019	] So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	406/1-3 Sergeant St BLACKBURN 3130	\$535,000	05/09/2019
2	313/21 Queen St BLACKBURN 3130	\$515,000	25/11/2019
3	4/1140 Whitehorse Rd BOX HILL 3128	\$500,000	11/10/2019

OR

**B\***\_\_\_\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/02/2020 11:40









**Property Type:** Apartment Agent Comments

Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$495,000 Median Unit Price December quarter 2019: \$790,000

# **Comparable Properties**



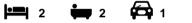
406/1-3 Sergeant St BLACKBURN 3130 (REI/VG)



Price: \$535,000 Method: Private Sale Date: 05/09/2019 Rooms: 5 Property Type: Apartment Land Size: 4108 sqm approx Agent Comments

Agent Comments

313/21 Queen St BLACKBURN 3130 (REI)



Price: \$515,000 Method: Private Sale Date: 25/11/2019 Rooms: 4 Property Type: Apartment

4/1140 Whitehorse Rd BOX HILL 3128 (VG)

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Price: \$500,000 Method: Sale Date: 11/10/2019 Property Type: Strata Unit/Flat

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments