

# 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

410/394-398 Middleborough Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$495,000

### Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2019

to

31/12/2019

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	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 comparable properties 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

410/394-398 Middleborough Road, Blackburn Vic 3130



Charles Shi

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**Indicative Selling Price**

\$495,000

**Median Unit Price**

December quarter 2019: \$790,000



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 2 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 05/09/2019

**Rooms:** 5

**Property Type:** Apartment

**Land Size:** 4108 sqm approx



**313/21 Queen St BLACKBURN 3130 (REI)**

Agent Comments

2 2 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 25/11/2019

**Rooms:** 4

**Property Type:** Apartment



**4/1140 Whitehorse Rd BOX HILL 3128 (VG)**

Agent Comments

2 - -

**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.