

# 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

2/134 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)

Range between \$1,150,000

&

\$1,230,000

### Median sale price

Median price \$1,467,500

Property Type House

Suburb Blackburn South

Period - From 01/01/2022

to

31/03/2022

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	3/24 Bennett St BURWOOD 3125	\$1,230,888	26/02/2022
2	2/37 Canterbury Rd BLACKBURN 3130	\$1,198,000	27/11/2021
3	2/65 Canterbury Rd BLACKBURN 3130	\$1,150,000	22/11/2021

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:

19/04/2022 09:21



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,230,000

Median House Price

March quarter 2022: \$1,467,500

## Comparable Properties

3/24 Bennett St BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,230,888

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Res)

2/37 Canterbury Rd BLACKBURN 3130  
(REI/VG)

Agent Comments

4 3 2

Price: \$1,198,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)



2/65 Canterbury Rd BLACKBURN 3130  
(REI/VG)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Private Sale

Date: 22/11/2021

Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802