

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

13/462-472 Middleborough Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,050,000

Median sale price

Median price

\$1,125,500

Property Type

Townhouse

Suburb

Blackburn

Period - From

21/05/2021

to

20/05/2022

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	2/468 Middleborough Rd BLACKBURN 3130	\$1,068,000	17/12/2021
2			
3			

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:

21/05/2022 18:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000

Median Townhouse Price
21/05/2021 - 20/05/2022: \$1,125,500

Comparable Properties



2/468 Middleborough Rd BLACKBURN 3130
(REI/VG)

Agent Comments



Price: \$1,068,000
Method: Private Sale
Date: 17/12/2021
Property Type: Townhouse (Res)

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.