

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

310/300 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2020

to

31 Aug 2021

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

22/33 Albion Road Box Hill VIC 3128	\$485,000	13-May-21
20/1072 Whitehorse Road Box Hill VIC 3128	\$465,000	09-Apr-21
209/300 Middleborough Road Blackburn VIC 3130	\$488,000	09-Apr-21

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: 28 September 2021



22/33 Albion Road Box Hill VIC 3128

 2
  1
  1

Sold Price

\$485,000

Sold Date

13-May-21

Distance

1.15km



20/1072 Whitehorse Road Box Hill VIC 3128

 2
  1
  1

Sold Price

\$465,000

Sold Date

09-Apr-21

Distance

1.28km



209/300 Middleborough Road Blackburn VIC 3130

 2
  1
  1

Sold Price

\$488,000

Sold Date

09-Apr-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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