

# 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

4/7-9 Middlefield Drive, Blackburn North Vic 3130

### Indicative selling price

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

Range between \$870,000 & \$950,000

### Median sale price

Median price \$960,000 Property Type Unit Suburb Blackburn North

Period - From 01/01/2024 to 31/03/2024 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	2/40 Boronia Gr DONCASTER EAST 3109	\$940,000	27/04/2024
2	2/8 Glenview Rd DONCASTER EAST 3109	\$890,000	16/03/2024
3	2/483 Middleborough Rd BOX HILL NORTH 3129	\$880,000	17/02/2024

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:

06/06/2024 16:47



3 2 2

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$870,000 - \$950,000  
Median Unit Price  
March quarter 2024: \$960,000

## Comparable Properties



2/40 Boronia Gr DONCASTER EAST 3109  
(REI/VG)

Agent Comments

3 2 1

Price: \$940,000  
Method: Sold Before Auction  
Date: 27/04/2024  
Property Type: Unit  
Land Size: 253 sqm approx



2/8 Glenview Rd DONCASTER EAST 3109  
(REI/VG)

Agent Comments

3 1 2

Price: \$890,000  
Method: Auction Sale  
Date: 16/03/2024  
Property Type: House (Res)  
Land Size: 306 sqm approx



2/483 Middleborough Rd BOX HILL NORTH  
3129 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000  
Method: Auction Sale  
Date: 17/02/2024  
Property Type: Unit  
Land Size: 229 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799