

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

2/492 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2020

to

31 Oct 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

1/9 Karen Street Box Hill North VIC 3129	\$966,000	31-Jul-21
3/41 Shannon Street Box Hill North VIC 3129	\$995,000	26-Jul-21
1/126 Springfield Road Blackburn VIC 3130	\$985,000	04-Jun-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: 09 November 2021



1/9 Karen Street Box Hill North VIC 3129

 3  2  2

Sold Price

\$966,000

Sold Date

31-Jul-21

Distance

0.74km



3/41 Shannon Street Box Hill North VIC 3129

 3  2  2

Sold Price

^{RS} **\$995,000** ^{UN}

Sold Date

26-Jul-21

Distance

1.22km



1/126 Springfield Road Blackburn VIC 3130

 3  2  2

Sold Price

\$985,000

Sold Date

04-Jun-21

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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