

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

2/26 Middlefield Drive, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Blackburn North

Period - From

08/07/2019

to

07/07/2020

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	2/59 Koonung Rd BLACKBURN NORTH 3130	\$740,000	12/05/2020
2	170a Blackburn Rd DONCASTER EAST 3109	\$718,000	22/02/2020
3	1/35 Middlefield Dr BLACKBURN NORTH 3130	\$715,000	27/06/2020

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:

08/07/2020 13:10



 3  1  1

Property Type: Unit
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price

\$725,000

Median Unit Price

08/07/2019 - 07/07/2020: \$870,000

Comparable Properties



2/59 Koonung Rd BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 12/05/2020
Rooms: 5
Property Type: Unit
Land Size: 246 sqm approx



170a Blackburn Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  1

Price: \$718,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Unit
Land Size: 267 sqm approx



1/35 Middlefield Dr BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$715,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Unit
Land Size: 339 sqm approx