Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

26 Middlefield Drive, Blackburn North Vic 3130
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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	Pro	perty Type Un	it		Suburb	Blackburn North
Period - From	08/07/2019	to	07/07/2020	So	ource	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

	aress of comparable property	1 1100	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

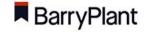
OR

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



Date of sale







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)

1 3

Price: \$740,000 Method: Private Sale Date: 12/05/2020 Rooms: 5

Property Type: Unit Land Size: 246 sqm approx

Agent Comments

Agent Comments



170a Blackburn Rd DONCASTER EAST 3109

(REI/VG)

-3

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 Agent Comments

(REI)

Price: \$715,000 Method: Auction Sale Date: 27/06/2020 Property Type: Unit

Land Size: 339 sqm approx

Account - Barry Plant | P: 03 9842 8888



