



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

328 Middleborough Road, Blackburn

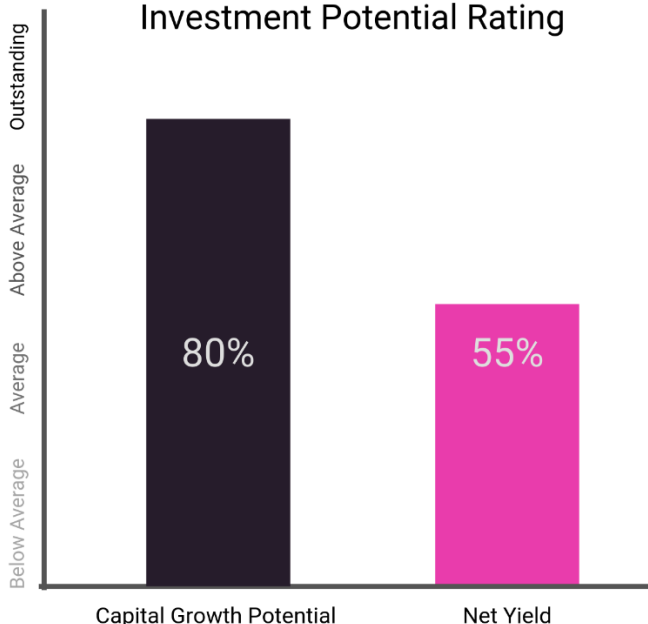
Indicative selling price: \$750,000 - \$825,000

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

Median sale price \$1,382,500

Median house price in Blackburn over the last 12 months.

### Investment Potential Rating



### The Facts

#### Guaranteed Rent

\$360 p.w

#### Primary School

Laburnum Primary

#### Renovation Potential

Yes

#### Transport

Laburnum Station

#### Yield\*

2.5% p.a

#### Secondary School

Box Hill High School

#### Development Potential

Yes

#### Unique Feature

Opposite Sparks Park

## Comparable property sales

**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
1/140 Middleborough Rd, Blackburn	\$760,000	7 Jun 2018
150 Middleborough Rd, Blackburn South	\$803,500	26 Jul 2018
228 Canterbury Rd, Blackburn South	\$831,000	17 Nov 2018



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