Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/250 Middleborough Road, Blackburn South Vic 3130
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Single price \$960,000

Median sale price

Median price	\$950,500	Pro	perty Type U	nit		Suburb	Blackburn South
Period - From	01/10/2019	to	30/09/2020		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

Add	dress of comparable property	Price	Date of sale
1	42 Richmond St BLACKBURN SOUTH 3130	\$1,015,000	20/06/2020
2	83 Albion Rd BOX HILL 3128	\$948,000	22/09/2020
3	7 College Way BURWOOD 3125	\$860,000	25/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2020 10:05





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> **Indicative Selling Price** \$960,000 **Median Unit Price**

Year ending September 2020: \$950,500



Property Type: Townhouse Land Size: 276 sqm approx

Agent Comments

Comparable Properties



Price: \$1,015,000 Method: Auction Sale Date: 20/06/2020 Property Type: House (Res)

Land Size: 310 sqm approx

83 Albion Rd BOX HILL 3128 (REI)

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Method: Sold Before Auction

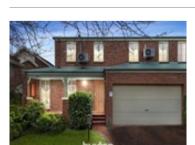
Date: 22/09/2020

Price: \$948.000

Property Type: Townhouse (Res) Land Size: 201 sqm approx

Agent Comments

Agent Comments



7 College Way BURWOOD 3125 (REI/VG)

Price: \$860,000 Method: Private Sale Date: 25/07/2020 **Property Type:** House Land Size: 180 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



