

# 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

1/250 Middleborough Road, Blackburn South Vic 3130

### Indicative selling price

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

Single price

\$960,000

### Median sale price

Median price

\$950,500

Property Type

Unit

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	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 comparable properties 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

1/250 Middleborough Road, Blackburn South Vic 3130



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**Indicative Selling Price**

\$960,000

**Median Unit Price**

Year ending September 2020: \$950,500



4 2 2

**Property Type:** Townhouse

**Land Size:** 276 sqm approx

Agent Comments

## Comparable Properties



**42 Richmond St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

4 2 2

**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)**

Agent Comments

3 2 1

**Price:** \$948,000

**Method:** Sold Before Auction

**Date:** 22/09/2020

**Property Type:** Townhouse (Res)

**Land Size:** 201 sqm approx



**7 College Way BURWOOD 3125 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 25/07/2020

**Property Type:** House

**Land Size:** 180 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.