

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 403/394-398 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$320,000 & \$352,000

Median sale price

Median price \$629,000 Property Type Unit Suburb Blackburn

Period - From 27/08/2023 to 26/08/2024 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	110/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
2	102/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
3	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024

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: 27/08/2024 16:59



Property Type: apartment
Land Size: 58 sqm approx
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
27/08/2023 - 26/08/2024: \$629,000

Comparable Properties



110/394-398 Middleborough Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$335,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit



102/394-398 Middleborough Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$335,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment



408/394-398 middleborough Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 13/04/2024
Property Type: Apartment

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