### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	403/394-398 Middleborough Road, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$629,000	Pro	perty Type U	nit		Suburb	Blackburn
Period - From	27/08/2023	to	26/08/2024	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

Add	dress 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 comparableproperties 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



# **McGrath**

Janelle Gu 03 9877 1277 0432 800 031 janellequ@mcgrath.com.au

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

**Agent Comments** 

Agent Comments

Agent Comments





# Comparable Properties



110/394-398 Middleborough Rd BLACKBURN

3130 (REI)





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



102/394-398 Middleborough Rd BLACKBURN

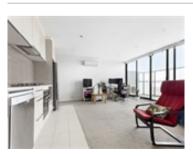
3130 (REI)





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

Property Type: Apartment



408/394-398 middleborough Rd BLACKBURN

3130 (REI)

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Price: \$340.000 Method: Private Sale Date: 13/04/2024

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



