

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

Unit 1/166 Middleborough Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2020 to 31/12/2020 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	2/9 Hamel St BOX HILL SOUTH 3128	\$745,000	06/03/2021
2	2/2 Sweetland Rd BOX HILL 3128	\$739,000	24/11/2020
3	1a Dundee St BLACKBURN SOUTH 3130	\$720,000	04/11/2020
4	1/37 Foch St BOX HILL SOUTH 3128	\$700,000	23/02/2021

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: 10/03/2021 16:12



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



2/9 Hamel St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Unit

Land Size: 219 sqm approx



2/2 Sweetland Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$739,000

Method: Private Sale

Date: 24/11/2020

Property Type: Unit

Land Size: 191 sqm approx



1a Dundee St BLACKBURN SOUTH 3130 (VG)

Agent Comments



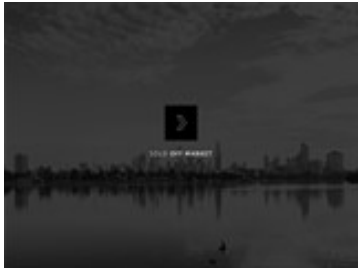
Price: \$720,000

Method: Sale

Date: 04/11/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling



1/37 Foch St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 23/02/2021

Property Type: Unit

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