

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

201/300 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$753,500

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2019

to

31/12/2019

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	114/300 Middleborough Rd BLACKBURN 3130	\$450,000	18/11/2019
2	905/710 Station St BOX HILL 3128	\$369,000	27/09/2019
3	503/710 Station St BOX HILL 3128	\$360,000	25/12/2019

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:

10/02/2020 10:57



Property Type: Apartment

Agent Comments

Comparable Properties



114/300 Middleborough Rd BLACKBURN 3130 **Agent Comments**
(REI)



Price: \$450,000

Method: Private Sale

Date: 18/11/2019

Property Type: Apartment

905/710 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$369,000

Method: Sale

Date: 27/09/2019

Property Type: Strata Unit/Flat



503/710 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 25/12/2019

Property Type: Apartment