

# 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

203/300 Middleborough Road, Blackburn 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

\$475,000

### Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Blackburn

Period - From

09/02/2020

to

08/02/2021

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	105/18 Whitehorse Rd BLACKBURN 3130	\$500,000	26/11/2020
2	104/2-4 Kent Rd BOX HILL 3128	\$490,000	21/12/2020
3	216/296-310 Middleborough Rd BLACKBURN 3130	\$485,000	07/09/2020

**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:

09/02/2021 10:52



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$475,000

**Median Unit Price**

09/02/2020 - 08/02/2021: \$725,000

## Comparable Properties



**105/18 Whitehorse Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 26/11/2020

**Property Type:** Apartment



**104/2-4 Kent Rd BOX HILL 3128 (REI)**

Agent Comments

2   1   1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** Apartment

**Land Size:** 90.40 sqm approx



**216/296-310 Middleborough Rd BLACKBURN 3130 (REI)**

Agent Comments

2   2   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 07/09/2020

**Property Type:** Apartment