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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$475,000

Median sale price

Median price	\$725,000	Pro	perty Type Un	t		Suburb	Blackburn
Period - From	09/02/2020	to	08/02/2021] 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.

Add	lress 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









Property Type: Apartment Agent Comments

Indicative Selling Price \$475,000 Median Unit Price 09/02/2020 - 08/02/2021: \$725,000

Comparable Properties



Price: \$500,000 Method: Private Sale Date: 26/11/2020 Property Type: Apartment

(REI/VG)

2

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

105/18 Whitehorse Rd BLACKBURN 3130

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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 Agent Comments 3130 (REI)

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Price: \$485,000 Method: Private Sale Date: 07/09/2020 Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments