Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/140 Middleborough Road, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$820,000 & \$870,000	Range between	\$820,000	&	\$870,000
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Median sale price

Median price	\$866,500	Pro	perty Type	Unit		Suburb	Blackburn South
Period - From	01/04/2020	to	31/03/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/23 Dobell St BLACKBURN SOUTH 3130	\$858,000	07/03/2021
2	2/10 Houston Ct BOX HILL SOUTH 3128	\$835,000	10/04/2021
3	1/214 Highbury Rd MOUNT WAVERLEY 3149	\$825,000	17/02/2021

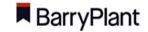
OR

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:	19/05/2021 10:56



Date of sale



James Wardrop 03 9878 0222 0409 827 616 jwardrop@barryplant.com.au

Indicative Selling Price \$820,000 - \$870,000 **Median Unit Price** Year ending March 2021: \$866,500





Rooms: 4

Property Type: Unit Land Size: 292 sqm approx

Agent Comments

Comparable Properties



1/23 Dobell St BLACKBURN SOUTH 3130 (REI) Agent Comments

Price: \$858,000 Method: Private Sale Date: 07/03/2021 Property Type: Unit

Land Size: 219 sqm approx



2/10 Houston Ct BOX HILL SOUTH 3128 (REI)

Price: \$835,000 Method: Auction Sale Date: 10/04/2021 Property Type: Unit





1/214 Highbury Rd MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$825,000

Method: Sold Before Auction

Date: 17/02/2021 Property Type: Unit

Land Size: 335 sqm approx

Account - Barry Plant | P: 03 9842 8888





Agent Comments

Agent Comments