

# 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

2/140 Middleborough Road, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$870,000

### Median sale price

Median price \$866,500 Property 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	Price	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



 3  2  2

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 292 sqm approx

Agent Comments

## Comparable Properties



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

 3  1  1

**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) Agent Comments

 3  1  1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Unit



1/214 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 3  1  2

**Price:** \$825,000

**Method:** Sold Before Auction

**Date:** 17/02/2021

**Property Type:** Unit

**Land Size:** 335 sqm approx