

# 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

101/394-398 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)

Range between

\$320,000

&

\$352,000

### Median sale price

Median price

\$749,975

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2023

to

30/06/2024

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	110/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
2	102/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
3	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024

**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:

25/09/2024 10:17

101/394-398 Middleborough Road, Blackburn Vic 3130

**McGrath**

Janelle Gu

03 9877 1277

0432 800 031

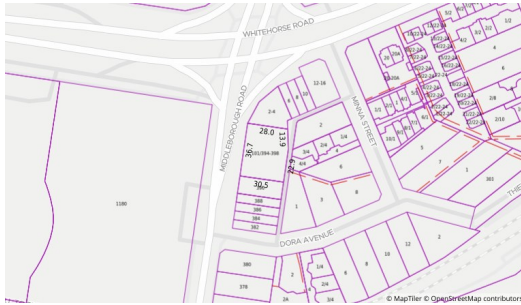
janellegu@mcgrath.com.au

**Indicative Selling Price**

\$320,000 - \$352,000

**Median Unit Price**

Year ending June 2024: \$749,975



**Property Type:** Subdivided Flat -  
Single OYO Flat

Agent Comments

## Comparable Properties



**110/394-398 Middleborough Rd BLACKBURN  
3130 (REI)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 18/07/2024

**Property Type:** Unit



**102/394-398 Middleborough Rd BLACKBURN  
3130 (REI)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 18/07/2024

**Property Type:** Apartment



**408/394-398 middleborough Rd BLACKBURN  
3130 (REI)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 13/04/2024

**Property Type:** Apartment

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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