

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

570 Middleborough Road, Blackburn North, 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

\$1,530,000

or range between

&

Median sale price

Median price

\$ 1,307,500

Property type

House

Suburb

BLACKBURN NORTH

Period - From

23/04/2023

to

22/04/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |   | Price       | Date of sale |
|--------------------------------|---|-------------|--------------|
| 1                              | 30 Heathfield Rise Box Hill North Vic 3129  | \$1,580,000 | 2023-11-18   |
| 2                              | 22 Primrose Street Blackburn North Vic 3130 | \$1,525,000 | 2023-12-02   |
| 3                              | 10 Toogoods Rise Box Hill North Vic 3129    | \$1,513,000 | 2023-11-25   |

This Statement of Information was prepared on:

23/04/2024