

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

1/17 Middlefield Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$836,750

Property Type Unit

Suburb Blackburn North

Period - From 01/04/2019

to 31/03/2020

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	1/44 Elmhurst Rd BLACKBURN 3130	\$1,142,500	07/12/2019
2	2e Almer Av BLACKBURN 3130	\$1,122,500	31/01/2020
3	5 Joseph St BLACKBURN NORTH 3130	\$1,051,000	22/02/2020

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:

30/04/2020 10:31

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending March 2020: \$836,750



Property Type: Townhouse (Res)

Land Size: 276 sqm approx

Agent Comments

Comparable Properties



1/44 Elmhurst Rd BLACKBURN 3130 (REI/VG) **Agent Comments**



Price: \$1,142,500

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)

Land Size: 352 sqm approx



2e Almer Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,122,500

Method: Private Sale

Date: 31/01/2020

Property Type: Townhouse (Res)

Land Size: 228 sqm approx



5 Joseph St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,051,000

Method: Private Sale

Date: 22/02/2020

Property Type: Townhouse (Single)

Land Size: 287 sqm approx