

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

112/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

104/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$410,000	23-Sep-24
301/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$420,000	13-Sep-24

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 6 months.

This Statement of Information was prepared on: 21 November 2024

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**104/300 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

Sold Price

\$410,000

Sold Date

23-Sep-24

 2  1  1

Distance

0.02km



**301/300 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

Sold Price

^{RS} **\$420,000**

Sold Date

13-Sep-24

 2  1  1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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