

# 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

1/436 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 \$900,000 & \$990,000

### Median sale price

Median price \$988,000 Property Type Townhouse Suburb Blackburn

Period - From 20/11/2020 to 19/11/2021 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	1/126 Springfield Rd BLACKBURN 3130	\$985,000	04/06/2021
2	2/4 Dora Av BLACKBURN 3130	\$960,000	13/11/2021
3	22 Harcourt St BLACKBURN NORTH 3130	\$917,000	26/06/2021

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:

20/11/2021 14:47

1/436 Middleborough Road, Blackburn Vic 3130

**McGrath**

Ellie Gong  
9889 8800  
0430 434 567  
elliegong@mcgrath.com.au



3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
20/11/2020 - 19/11/2021: \$988,000

## Comparable Properties



**1/126 Springfield Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$985,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 263 sqm approx



**2/4 Dora Av BLACKBURN 3130 (REI)**

Agent Comments

3 1 1

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 13/11/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 278 sqm approx



**22 Harcourt St BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$917,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** Townhouse (Res)

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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