

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

442A Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$830,000 & \$913,000

Median sale price

Median price \$1,465,000 Property Type House Suburb Blackburn

Period - From 09/06/2022 to 08/06/2023 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	2/15 Twyford St BOX HILL NORTH 3129	\$900,000	23/03/2023
2	1/102-104 Dorking Rd BOX HILL NORTH 3129	\$850,000	11/02/2023
3	2/49 Laburnum St BLACKBURN 3130	\$835,500	18/03/2023

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:

09/06/2023 14:15

442A Middleborough Road, Blackburn Vic 3130

McGrath

Evan Zhang
0430838662
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3 1 2

Property Type: House
Land Size: 411 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$913,000
Median House Price
09/06/2022 - 08/06/2023: \$1,465,000

Comparable Properties



2/15 Twyford St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$900,000
Method: Private Sale
Date: 23/03/2023
Property Type: Unit
Land Size: 220 sqm approx



1/102-104 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Unit
Land Size: 259 sqm approx



2/49 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$835,500
Method: Auction Sale
Date: 18/03/2023
Property Type: Unit
Land Size: 200 sqm approx

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



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