

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

3/434 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$789,000

Property Type Unit

Suburb Blackburn

Period - From 01/01/2020

to 31/12/2020

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	2/443 Middleborough Rd BOX HILL NORTH 3129	\$820,000	25/09/2020
2	2/8-10 Lithgow Av BLACKBURN 3130	\$810,000	03/12/2020
3	1/59 Koonung Rd BLACKBURN NORTH 3130	\$792,000	04/11/2020

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:

05/03/2021 15:37

3/434 Middleborough Road, Blackburn Vic 3130



John Bradbury

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending December 2020: \$789,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/443 Middleborough Rd BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 25/09/2020

Property Type: Flat/Unit/Apartment (Res)



2/8-10 Lithgow Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 03/12/2020

Property Type: Unit



1/59 Koonung Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$792,000

Method: Private Sale

Date: 04/11/2020

Property Type: Unit

Land Size: 299 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.