

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

8/35 Middlefield Drive Blackburn North 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

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/7 Amaroo Court Box Hill North VIC 3129	\$776,000	06-Feb-21
12/12 John Street Blackburn VIC 3130	\$725,000	03-Dec-20
14/37 Williams Road Blackburn VIC 3130	\$718,000	09-Dec-20

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.~~

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Kevin Fan
P 1300 568347
M 0491 606 640
E kevin.f@gsregroup.com.au



**4/7 Amaroo Court Box Hill North
VIC 3129**

2 1 2

Sold Price

^{RS} **\$776,000** Sold Date **06-Feb-21**

Distance **1.85km**



**12/12 John Street Blackburn VIC
3130**

2 1 2

Sold Price

\$725,000 Sold Date **03-Dec-20**

Distance **1.55km**



**14/37 Williams Road Blackburn VIC
3130**

2 1 2

Sold Price

\$718,000 Sold Date **09-Dec-20**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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