

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

102/394-398 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$310,000

&

\$341,000

Median sale price

Median price

\$617,200

Property Type

Unit

Suburb

Blackburn

Period - From

03/05/2023

to

02/05/2024

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	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024
2	313/1 Queen St BLACKBURN 3130	\$335,000	26/03/2024
3	204/750 Station St BOX HILL 3128	\$325,000	18/02/2024

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:

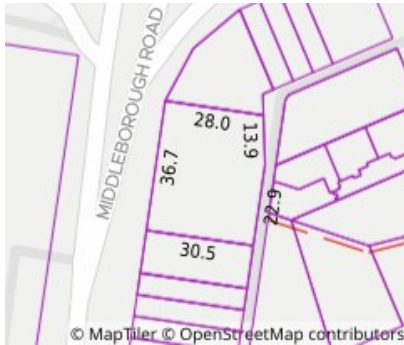
03/05/2024 10:52

Indicative Selling Price

\$310,000 - \$341,000

Median Unit Price

03/05/2023 - 02/05/2024: \$617,200



Property Type:

Agent Comments

Comparable Properties



408/394-398 middleborough Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$340,000

Method: Private Sale

Date: 13/04/2024

Property Type: Apartment



313/1 Queen St BLACKBURN 3130 (REI) Agent Comments



Price: \$335,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment



204/750 Station St BOX HILL 3128 (VG) Agent Comments



Price: \$325,000

Method: Sale

Date: 18/02/2024

Property Type: Subdivided Flat - Single OYO Flat