

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

403/394-398 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$629,000

Property Type

Unit

Suburb

Blackburn

Period - From

27/08/2023

to

26/08/2024

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	110/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
2	102/394-398 Middleborough Rd BLACKBURN 3130	\$335,000	18/07/2024
3	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024

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:

27/08/2024 16:59

403/394-398 Middleborough Road, Blackburn Vic 3130

McGrath

Janelle Gu

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Indicative Selling Price

\$320,000 - \$352,000

Median Unit Price

27/08/2023 - 26/08/2024: \$629,000



 1  1  1

Property Type: apartment

Land Size: 58 sqm approx

Agent Comments

Comparable Properties



**110/394-398 Middleborough Rd BLACKBURN
3130 (REI)**

Agent Comments

 1  1  1

Price: \$335,000

Method: Private Sale

Date: 18/07/2024

Property Type: Unit



**102/394-398 Middleborough Rd BLACKBURN
3130 (REI)**

Agent Comments

 1  1  1

Price: \$335,000

Method: Private Sale

Date: 18/07/2024

Property Type: Apartment



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

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 13/04/2024

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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