

# 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 104/300 Middleborough Road, Blackburn, VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$440,000 & \$470,000

### Median sale price

Median price \$749,500 Property type Unit Suburb Blackburn  
Period - From 06/06/2023 to 05/06/2024 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	212/ 21 Queen St, Blackburn Vic	\$465,000	24/02/2024
2	102/ 10 Bruce St, Box Hill Vic	\$450,100	27/04/2024
3	6/ 1146 Whitehorse Rd, Box Hill Vic	\$450,000	20/02/2024

This Statement of Information was prepared on: 06/06/2024

