

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

104/90-92 MIDDLEBOROUGH ROAD BLACKBURN SOUTH 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Nov 2022

to

31 Oct 2023

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

209/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$391,000	07-Sep-23
206/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$395,000	03-Oct-23
102/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$408,000	08-Aug-23

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.~~

This Statement of Information was prepared on: 16 November 2023



**209/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$391,000** ^{UN}

Sold Date **07-Sep-23**

 1  1  -

Distance **0.36km**



**206/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$395,000**

Sold Date **03-Oct-23**

 1  1  -

Distance **0.36km**



**102/15 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$408,000**

Sold Date **08-Aug-23**

 1  1  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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