

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 14/468 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,082,500 Property Type Townhouse Suburb Blackburn

Period - From 22/05/2023 to 21/05/2024 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	5/468 Middleborough Rd BLACKBURN 3130	\$1,162,000	27/01/2024
2			
3			

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: 22/05/2024 14:38

14/468 Middleborough Road, Blackburn Vic 3130

**Jellis
Craig**

Edison Kong

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Indicative Selling Price

\$1,080,000 - \$1,180,000

Median Townhouse Price

22/05/2023 - 21/05/2024: \$1,082,500



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



**5/468 Middleborough Rd BLACKBURN 3130
(REI/VG)**

Agent Comments

 4  3  2

Price: \$1,162,000

Method: Auction Sale

Date: 27/01/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 8841 4888



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