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

196 Middleborough Road, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		8		\$1,250,000				
Median sale p	rice								
Median price	\$1,390,000	Pro	operty Type	Hou	ISE		Suburb	Blackburn South	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/316 Middleborough Rd BLACKBURN 3130	\$1,305,000	10/02/2024
2	307 Station St BOX HILL SOUTH 3128	\$1,240,000	23/11/2023
3	20a Jenner St BLACKBURN SOUTH 3130	\$1,170,000	01/02/2024

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:

12/02/2024 11:42





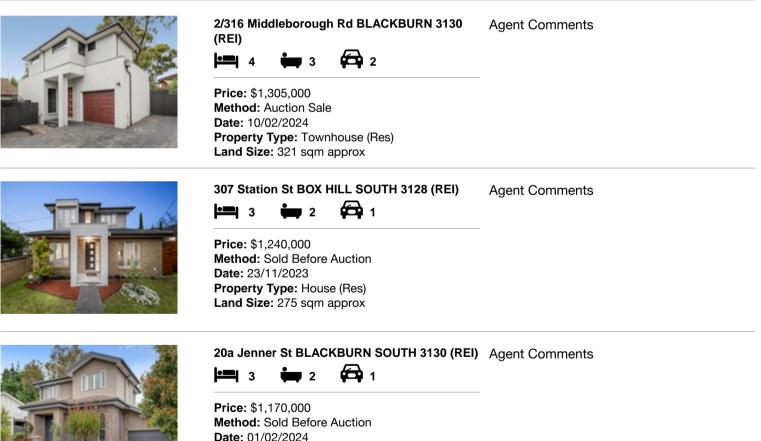




Property Type: House **Land Size:** 313 sqm approx Agent Comments Dylan Brown 03 9908 5700 0488 248 588 dylanbrown@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$1,390,000

Comparable Properties



Date: 01/02/2024 Property Type: Townhouse (Single) Land Size: 233 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



property data

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