

# 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 2/316 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,170,000 Property Type Townhouse Suburb Blackburn

Period - From 12/01/2023 to 11/01/2024 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	4/27-29 Canterbury Rd BLACKBURN 3130	\$1,320,000	20/07/2023
2	1/316 Middleborough Rd BLACKBURN 3130	\$1,295,000	23/09/2023
3	2/14 Stanley Gr BLACKBURN 3130	\$1,133,000	14/10/2023

**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: 12/01/2024 13:16



**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Townhouse Price**  
12/01/2023 - 11/01/2024: \$1,170,000

## Comparable Properties



**4/27-29 Canterbury Rd BLACKBURN 3130**  
(REI/VG)

Agent Comments



**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 20/07/2023  
**Property Type:** Townhouse (Single)



**1/316 Middleborough Rd BLACKBURN 3130**  
(REI)

Agent Comments



**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Townhouse (Res)



**2/14 Stanley Gr BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,133,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx