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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,170,000	Pro	operty Type	Том	nhouse		Suburb	Blackburn
Period - From	12/01/2023	to	11/01/2024		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	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





Lilv Chen





Property Type: Townhouse Agent Comments

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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 Agent Comments (REI/VG)



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

Agent Comments



1/316 Middleborough Rd BLACKBURN 3130 (REI) 4 4 3 2

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

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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