

## 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

205/394-398 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2023

to

31 May 2024

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

105/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$315,000	18-Jan-24
213/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$300,000	21-Dec-23
214/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$300,000	12-Sep-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: 14 June 2024

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**105/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$315,000** Sold Date **18-Jan-24**

Distance **0.01km**



**213/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$300,000** Sold Date **21-Dec-23**

Distance **0.01km**



**214/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price Sold Date **12-Sep-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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