

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 207/300 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$749,500 Property Type Unit Suburb Blackburn

Period - From 01/04/2023 to 31/03/2024 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	306/1 Queen St BLACKBURN 3130	\$500,000	03/03/2024
2	12/13 Main St BLACKBURN 3130	\$430,000	20/04/2024
3	10/85 Whitehorse Rd BLACKBURN 3130	\$420,000	18/05/2024

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: 18/06/2024 13:35



Property Type:

Agent Comments

Comparable Properties



306/1 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 03/03/2024

Property Type: Apartment



12/13 Main St BLACKBURN 3130 (REI)

Agent Comments



Price: \$430,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit

Land Size: 61 sqm approx



10/85 Whitehorse Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$420,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Apartment

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