## 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

3/300 Middleborough Road, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$495,000		&		\$540,000			
Median sale pi	rice							
Median price	\$788,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	409/1 Sergeant St BLACKBURN 3130	\$525,000	22/03/2024
2	102/3 Hay St BOX HILL SOUTH 3128	\$510,000	11/04/2024
3	501/9 Ellingworth Pde BOX HILL 3128	\$501,000	08/04/2024

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.

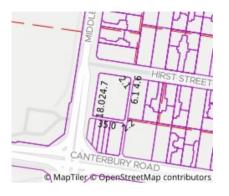
This Statement of Information was prepared on:

16/05/2024 19:22



3/300 Middleborough Road, Blackburn Vic 3130







**Property Type:** Apartment Agent Comments

Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

> Indicative Selling Price \$495,000 - \$540,000 Median Unit Price March quarter 2024: \$788,000

# **Comparable Properties**



409/1 Sergeant St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$525,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment



102/3 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$510,000 Method: Sold Before Auction Date: 11/04/2024 Property Type: Apartment



501/9 Ellingworth Pde BOX HILL 3128 (REI)



EI) Agent Comments

Price: \$501,000 Method: Private Sale Date: 08/04/2024 Property Type: Unit

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



propertydata

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