

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

309/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Blackburn

Period-from

02 Mar 2023

to

02 Sep 2023

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

301/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$500,000	28-Aug-23
818/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$520,000	01-Sep-23
509/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$475,000	18-Jul-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: 02 Sep 2023



301/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

Sold Price **\$500,000** Sold Date **28-Aug-23**

2 2 1

Distance **0km**



818/850 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price **\$520,000** Sold Date **01-Sep-23**

2 2 1

Distance **1.78km**



509/828 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price **\$475,000** Sold Date **18-Jul-23**

2 1 1

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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