

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 4/7-9 Middlefield Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Blackburn North

Period - From 01/01/2024 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	2/23 Sonia St DONVALE 3111	\$990,000	30/03/2024
2	1/46 Franklin Rd DONCASTER EAST 3109	\$975,000	17/02/2024
3	2/40 Boronia Gr DONCASTER EAST 3109	\$940,000	27/04/2024

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 08:58



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2024: \$960,000

Comparable Properties



2/23 Sonia St DONVALE 3111 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 30/03/2024

Property Type: Unit

Land Size: 314 sqm approx



1/46 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 210 sqm approx



2/40 Boronia Gr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$940,000

Method: Sold Before Auction

Date: 27/04/2024

Property Type: Unit

Land Size: 253 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799