

# 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

408/394-398 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)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Blackburn

Period - From

15/03/2023

to

14/03/2024

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	211/18 Queen St BLACKBURN 3130	\$334,000	20/02/2024
2	213/394-398 Middleborough Rd BLACKBURN 3130	\$300,000	21/12/2023
3	8/1-3 Bishop St BOX HILL 3128	\$300,000	10/02/2024

**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:

15/03/2024 16:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
15/03/2023 - 14/03/2024: \$595,000

## Comparable Properties



**211/18 Queen St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$334,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** Apartment



**213/394-398 Middleborough Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** Unit



**8/1-3 Bishop St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** Apartment