

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 5/468 Middleborough Road, Blackburn 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 \$761,000 Property Type Unit Suburb Blackburn

Period - From 01/07/2023 to 30/09/2023 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	1/24 Mersey St BOX HILL NORTH 3129	\$1,038,000	14/10/2023
2	4/22 Paisley St BOX HILL NORTH 3129	\$980,000	08/07/2023
3	6/60-62 South Pde BLACKBURN 3130	\$925,000	05/09/2023

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: 27/11/2023 12:36



4 3 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2023: \$761,000

Comparable Properties



1/24 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

4 1 1

Price: \$1,038,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 373 sqm approx



4/22 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



6/60-62 South Pde BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 05/09/2023

Property Type: Townhouse (Single)

Land Size: 142 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802