

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 572 Middleborough Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Blackburn North

Period - From 01/04/2023 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	18 Shafer Rd BLACKBURN NORTH 3130	\$1,199,000	16/12/2023
2	10 Ventura St BLACKBURN NORTH 3130	\$1,065,000	08/12/2023
3	4 Junction Rd BLACKBURN NORTH 3130	\$1,057,000	16/03/2024

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: 07/05/2024 13:20



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: Approx. 589 sqm
approx
[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2024: \$1,280,000

Comparable Properties



18 Shafer Rd BLACKBURN NORTH 3130
(REI/VG)

[Agent Comments](#)

3 1 3

Price: \$1,199,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 590 sqm approx



10 Ventura St BLACKBURN NORTH 3130
(REI/VG)

[Agent Comments](#)

3 1 4

Price: \$1,065,000
Method: Private Sale
Date: 08/12/2023
Property Type: House
Land Size: 587 sqm approx



4 Junction Rd BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

3 1 1

Price: \$1,057,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 615 sqm approx