

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 6/460 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$800,000 & \$850,000

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)

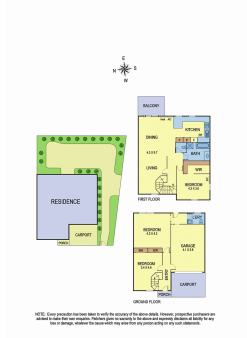
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/460 Middleborough Rd BLACKBURN 3130	\$863,000	14/10/2023
2	73 Surrey Rd BLACKBURN NORTH 3130	\$831,000	21/10/2023
3	7/19 Laburnum St BLACKBURN 3130	\$806,000	26/08/2023

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: 22/11/2023 10:55



3 2 1

Rooms: 5
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median Unit Price
 September quarter 2023: \$761,000

Comparable Properties

4/460 Middleborough Rd BLACKBURN 3130 (REI) [Agent Comments](#)

2 2 1

Price: \$863,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)



73 Surrey Rd BLACKBURN NORTH 3130 (REI) [Agent Comments](#)

3 2 2

Price: \$831,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Townhouse (Res)



7/19 Laburnum St BLACKBURN 3130 (REI) [Agent Comments](#)

3 1 1

Price: \$806,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017