

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
3/300 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$455,000 & \$499,000

Median sale price

Median price \$788,000 Property Type Unit Suburb Blackburn
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	306/1 Queen St BLACKBURN 3130	\$500,000	03/03/2024
2	207/1 Sergeant St BLACKBURN 3130	\$477,500	29/02/2024
3	212/21 Queen St BLACKBURN 3130	\$465,000	24/02/2024

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:

17/06/2024 10:41



Property Type: Apartment

Agent Comments

Comparable Properties



306/1 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 03/03/2024

Property Type: Apartment



207/1 Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$477,500

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



212/21 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700