

# 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](https://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

3/300 Middleborough Road, Blackburn Vic 3130

**Jellis  
Craig**

Lachlan Walker

03 9908 5700

0488 345 955

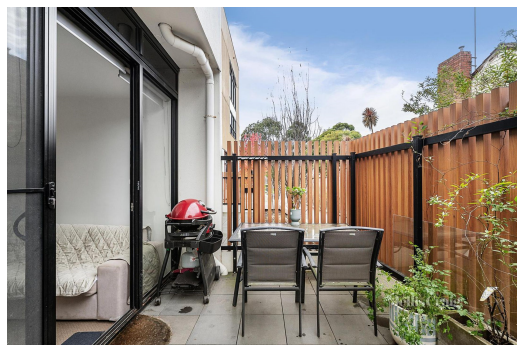
lachlanwalker@jellisrcraig.com.au

**Indicative Selling Price**

\$455,000 - \$499,000

**Median Unit Price**

March quarter 2024: \$788,000



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 03/03/2024

**Property Type:** Apartment



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

**Agent Comments**

 2  2  1

**Price:** \$477,500

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment



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

**Agent Comments**

 2  1  1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 24/02/2024

**Property Type:** Apartment

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



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