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	Apartment 206 / 300 Middleborough Road Blackburn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price $*~~ or range between $445,000 & $485,000

Median sale price

Median price	$705,000	Property type	*2 bed unit*	Suburb	Blackburn
Period - From	Oct 2021	to	Dec 2021	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
7 / 21 Rose Street Box Hill	$495,000	26/10/2021
310 / 300 Middleborough Road Blackburn	$468,000	22/11/2021
105 / 300 Middleborough Road Blackburn	$440,000	20/12/2021

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: 29th March 2022