

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

213/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

G08/2 QUEEN STREET BLACKBURN VIC 3130	\$325,000	21-Mar-23
104/771 STATION STREET BOX HILL NORTH VIC 3129	\$323,000	02-Feb-23
104/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131	\$322,000	24-May-22

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 6 months.

This Statement of Information was prepared on: 17 November 2023



**G08/2 QUEEN STREET
BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$325,000** Sold Date **21-Mar-23**

Distance **1.12km**



**104/771 STATION STREET BOX
HILL NORTH VIC 3129**

 1  1  1

Sold Price **\$323,000** Sold Date **02-Feb-23**

Distance **1.46km**



**104/193-195 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 1  1  1

Sold Price **\$322,000** Sold Date **24-May-22**

Distance **3.28km**



**10/6 YARRA BING CRESCENT
BURWOOD VIC 3125**

 1  1  1

Sold Price **\$330,000** Sold Date **18-Jul-23**

Distance **3.59km**



**110A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 1  1  1

Sold Price **\$320,000** Sold Date **12-Jul-22**

Distance **3.5km**

RS = Recent sale UN = Undisclosed Sale

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