

Statement of Information

0438 558 870 stephenleget@jelliscraig.com.au

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		3/406 Middleborough Road, Blackburn Vic 3130									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$540,		,000		&	\$590,000						
Median sale price											
Median price	\$753,50	0	Hou	se	Unit	Х		Suburb	Blackburn		
Period - From	01/07/2	018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	3/68 Dorking Rd BOX HILL 3128	\$658,000	25/07/2019
2	3/68 Medway St BOX HILL NORTH 3129	\$620,000	10/08/2019
3	5/5 Travellyn Ct BLACKBURN SOUTH 3130	\$539,999	28/05/2019

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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887





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Indicative Selling Price \$540,000 - \$590,000 **Median Unit Price** Year ending June 2019: \$753,500



Rooms:

Property Type: Unit **Agent Comments**

Comparable Properties



3/68 Dorking Rd BOX HILL 3128 (REI)





Price: \$658,000 Method: Private Sale Date: 25/07/2019 Rooms: -

Property Type: Unit

Agent Comments



3/68 Medway St BOX HILL NORTH 3129 (REI)

- 2







Price: \$620,000 Method: Auction Sale Date: 10/08/2019 Rooms: -

Property Type: Unit

Agent Comments



5/5 Travellyn Ct BLACKBURN SOUTH 3130

(REI/VG) **--** 2





Price: \$539.999 Method: Private Sale Date: 28/05/2019

Rooms: -

Property Type: Unit

Agent Comments

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