

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

2/432 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2020

to

30 Sep 2021

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

9/2 Laburnum Street Blackburn VIC 3130	\$780,000	18-Jun-21
1/112 Dorking Road Box Hill North VIC 3129	\$750,000	20-Aug-21
3/55 Bank Street Box Hill VIC 3128	\$745,000	12-May-21

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: 14 October 2021



9/2 Laburnum Street Blackburn VIC 3130 Sold Price **\$780,000** Sold Date **18-Jun-21**

3 2 1

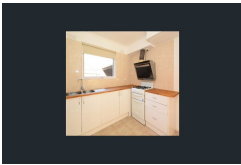
Distance **0.35km**



1/112 Dorking Road Box Hill North VIC 3129 Sold Price **\$750,000** Sold Date **20-Aug-21**

3 1 2

Distance **0.85km**



3/55 Bank Street Box Hill VIC 3128 Sold Price **\$745,000** Sold Date **12-May-21**

3 1 2

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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