

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

G8/112-124 Middleborough Road Blackburn South 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

Other

Suburb

Blackburn South

Period-from

01 Jan 2021

to

31 Dec 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

110/112-124 Middleborough Road Blackburn South VIC 3130	\$565,000	05-Aug-21
508/15 Foundation Boulevard Burwood East VIC 3151	\$600,000	27-Aug-21
305/109-111 Carrington Road Box Hill VIC 3128	\$640,000	10-Nov-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: 11 January 2022



**110/112-124 Middleborough Road
 Blackburn South VIC 3130**

 2  2  1

Sold Price **\$565,000** Sold Date **05-Aug-21**

Distance -



**508/15 Foundation Boulevard
 Burwood East VIC 3151**

 2  2  1

Sold Price **\$600,000** Sold Date **27-Aug-21**

Distance **0.51km**



**305/109-111 Carrington Road Box
 Hill VIC 3128**

 2  2  1

Sold Price **\$640,000** Sold Date **10-Nov-21**

Distance **3.22km**

RS = Recent sale UN = Undisclosed Sale

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