

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	500 Middleborough Road, Blackburn Vic 3130
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,430,000	House	X	Unit		Suburb	Blackburn
Period - From	01/04/2017	to	30/06/2017	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
1	488 Middleborough Rd BLACKBURN 3130	\$1,160,000	27/07/2017
2	16 Hibiscus Rd BLACKBURN NORTH 3130	\$1,100,000	23/09/2017
3	542 Middleborough Rd BLACKBURN NORTH 3130	\$1,055,000	15/09/2017

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.~~

500 Middleborough Road, Blackburn Vic 3130



Emily Lim
03 9899 7888
0466 893 355
emily.lim@ihomesre.com.au



3 1 3

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2017: \$1,430,000

Comparable Properties



488 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

3 1 4

Price: \$1,160,000
Method: Private Sale
Date: 27/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 624 sqm approx



16 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 3

Price: \$1,100,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 620 sqm approx



542 Middleborough Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,055,000
Method: Private Sale
Date: 15/09/2017
Rooms: -
Property Type: House (Res)