



Rooms:
Property Type:
Land Size:
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
Year ending March 2017: \$800,000

Apartments of this type are a very new structure to the Blackburn area, as such there are very limited comparable sales available.

Comparable Properties



1/376 Burwood Hwy BURWOOD 3125 (REI) Agent Comments



Price: \$627,000
Method: Private Sale
Date: 17/03/2017
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size:



206/213 Burwood Hwy BURWOOD EAST 3151 (REI) Agent Comments



Price:
Method: Private Sale
Date: 27/02/2017
Rooms: 3
Property Type: Apartment
Land Size:

3/76 Burwood Hwy BURWOOD EAST 3151 (REI) Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: Villa
Land Size:

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 204/90 Middleborough Road, Blackburn South Vic 3130

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$800,000

Unit X

Suburb Blackburn South

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
1/376 Burwood Hwy BURWOOD 3125	\$627,000	17/03/2017
206/213 Burwood Hwy BURWOOD EAST 3151		27/02/2017
3/76 Burwood Hwy BURWOOD EAST 3151	\$600,000	25/02/2017