

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

412/162 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$761,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2023

to

30/09/2023

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	206/22 Blackburn Rd BLACKBURN 3130	\$645,000	01/06/2023
2	104/166 Whitehorse Rd BLACKBURN 3130	\$617,200	19/07/2023
3	104C/166 Whitehorse Rd BLACKBURN 3130	\$617,200	26/07/2023

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.~~

This Statement of Information was prepared on:

22/11/2023 15:04



2 2 2

Property Type: Apartment

Land Size: 102m2 sqm approx

Agent Comments

Comparable Properties



206/22 Blackburn Rd BLACKBURN 3130
(REI/VG)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 01/06/2023

Property Type: Apartment

104/166 Whitehorse Rd BLACKBURN 3130
(VG)

Agent Comments

2 - -

Price: \$617,200

Method: Sale

Date: 19/07/2023

Property Type: Strata Unit/Flat



104C/166 Whitehorse Rd BLACKBURN 3130
(REI)

Agent Comments

2 2 1

Price: \$617,200

Method: Private Sale

Date: 26/07/2023

Property Type: Apartment