Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	412/162 Whitehorse Road, Blackburn Vic 3130
Including suburb and	
postcode	

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	Jnit	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

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 comparableproperties 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





Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

> **Indicative Selling Price** \$640,000 **Median Unit Price**

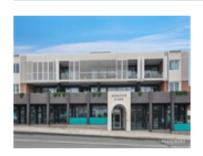
September quarter 2023: \$761,000



Property Type: Apartment Land Size: 102m2 sqm approx

Agent Comments

Comparable Properties



206/22 Blackburn Rd BLACKBURN 3130

(REI/VG) **___** 2



Price: \$645,000 Method: Private Sale Date: 01/06/2023

Property Type: Apartment

Agent Comments

104/166 Whitehorse Rd BLACKBURN 3130

(VG)

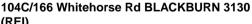




Price: \$617,200 Method: Sale Date: 19/07/2023

Property Type: Strata Unit/Flat

Agent Comments









Price: \$617,200 Method: Private Sale Date: 26/07/2023

Property Type: Apartment

Agent Comments

