

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

109A/160 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$749,975

Property Type Unit

Suburb Blackburn

Period - From 01/07/2023

to 30/06/2024

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	706/168 Whitehorse Rd BLACKBURN 3130	\$630,000	28/05/2024
2	204/3 Thiele Ct BLACKBURN 3130	\$610,000	24/05/2024
3			

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:

16/07/2024 14:05

109A/160 Whitehorse Road, Blackburn Vic 3130



Samantha Pascoe
03 9908 5700
0432 455 693

samanthapascoe@jelliscraig.com.au

Indicative Selling Price

\$625,000

Median Unit Price

Year ending June 2024: \$749,975



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



706/168 Whitehorse Rd BLACKBURN 3130 (REI)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 28/05/2024

Property Type: Apartment



204/3 Thiele Ct BLACKBURN 3130 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment

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.

Account - Jellis Craig | P: (03) 9908 5700



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