

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

5/85 Whitehorse Road Blackburn VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,250

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 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

308/21 Queen Street Blackburn VIC 3130	\$495,000	28-Sep-21
501/20 Queen Street Blackburn VIC 3130	\$488,000	22-Nov-21
114/21 Queen Street Blackburn VIC 3130	\$500,000	27-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 09 February 2022



308/21 Queen Street Blackburn VIC 3130 Sold Price **\$495,000** Sold Date **28-Sep-21**

2 2 1

Distance **0.3km**



501/20 Queen Street Blackburn VIC 3130 Sold Price **\$488,000** Sold Date **22-Nov-21**

- 1 1

Distance **0.27km**



114/21 Queen Street Blackburn VIC 3130 Sold Price **\$500,000** Sold Date **27-Aug-21**

2 2 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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