

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 604d/160 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$899,950

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	504d/168 Whitehorse Rd BLACKBURN 3130	\$829,000	16/04/2024
2			
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:

22/07/2024 10:06

Peter Dragic

03 9877 1277

0432 151 700

peterdragic@mcgrath.com.au

Indicative Selling Price

\$899,950

Median Unit Price

Year ending June 2024: \$749,975



Property Type:

Agent Comments

Comparable Properties



504d/168 Whitehorse Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$829,000

Method: Private Sale

Date: 16/04/2024

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.