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

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Single price \$899,950

Median sale price

Median price	\$749,975	Pro	operty Type Unit	t	Suburb	Blackburn
Period - From	01/07/2023	to	30/06/2024	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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



Mc**Grath**





Property Type: Agent Comments 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

Comparable Properties



504d/168 Whitehorse Rd BLACKBURN 3130 Agent Comments (REI)

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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