

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

1/46 Whitehorse Road, Blackburn VIC 3130

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Box Hill

Period - From

27/09/2022

to

26/09/2023

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	Price	Date of sale
1	2/50 Elmhurst Rd BLACKBURN 3130	\$1,015,000	06/05/2023
2	1/10 Laburnum St BLACKBURN 3130	\$988,000	03/08/2023
3	2/174 Surrey Rd BLACKBURN 3130	\$985,000	13/05/2023

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:

27/09/2023 18:44



 3  2  2

Property Type: Unit

Land Size: 255 sqm approx

Agent Comments

- 2 on the block - no body corp - Bedrooms are at the rear - Built approx. 2002 -
Tenant till 25/01/24 @ \$2172/Month

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

27/09/2022 - 26/09/2023: \$1,517,000

Comparable Properties



2/50 Elmhurst Rd BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,015,000

Method: Private Sale

Date: 06/05/2023

Property Type: Unit



1/10 Laburnum St BLACKBURN 3130 (REI) **Agent Comments**

 3  2  2

Price: \$988,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: House (Res)

Land Size: 349 sqm approx



2/174 Surrey Rd BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  2  2

Price: \$985,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Unit

Land Size: 244 sqm approx