

## 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

101/18 WHITEHORSE ROAD BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 2024

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

210/1 SERGEANT STREET BLACKBURN VIC 3130	\$510,000	24-Aug-24
302/1 SERGEANT STREET BLACKBURN VIC 3130	\$475,000	01-Aug-24
3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$470,000	01-Aug-24

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: 07 November 2024



**210/1 SERGEANT STREET  
BLACKBURN VIC 3130**

2 2 1

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **24-Aug-24**

Distance **0.31km**



**302/1 SERGEANT STREET  
BLACKBURN VIC 3130**

2 2 1

Sold Price

<sup>RS</sup> **\$475,000** Sold Date **01-Aug-24**

Distance **0.31km**



**3/300 MIDDLEBOROUGH ROAD  
BLACKBURN VIC 3130**

2 2 1

Sold Price

**\$470,000** Sold Date **01-Aug-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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