

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

601/168 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

\$649,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,595,500

Property type

House

Suburb

Blackburn

Period-from

01 Aug 2023

to

31 Jul 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

104/166 WHITEHORSE ROAD BLACKBURN VIC 3130	\$617,200	19-Jul-23
706/168 WHITEHORSE ROAD BLACKBURN VIC 3130	\$630,000	07-Jun-24
206/22 BLACKBURN ROAD BLACKBURN VIC 3130	\$645,000	11-May-23

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: 29 August 2024



**104/166 WHITEHORSE ROAD
BLACKBURN VIC 3130**

 2  2  -

Sold Price

\$617,200

Sold Date

19-Jul-23

Distance

0km



**706/168 WHITEHORSE ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price

^{RS} **\$630,000**

Sold Date

07-Jun-24

Distance

0km



**206/22 BLACKBURN ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price

\$645,000

Sold Date

11-May-23

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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