

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2024

to

31 Jan 2025

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

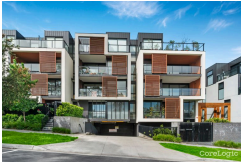
118/1 SERGEANT STREET BLACKBURN VIC 3130	\$480,000	18-Dec-24
405/20 QUEEN STREET BLACKBURN VIC 3130	\$462,888	27-Nov-24
106/202 SURREY ROAD BLACKBURN VIC 3130	\$478,000	02-Nov-24

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: 11 February 2025

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**118/1 SERGEANT STREET
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$480,000** Sold Date **18-Dec-24**

Distance **0.31km**



**405/20 QUEEN STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$462,888** Sold Date **27-Nov-24**

Distance **1.01km**



**106/202 SURREY ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$478,000** Sold Date **02-Nov-24**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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