

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

9/85 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

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2023

to

30 Nov 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

Address of comparable property	Price	Date of sale
405/20 QUEEN STREET BLACKBURN VIC 3130	\$462,888	27-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: 24 December 2024



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

 2  1  1

Sold Price

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

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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