# 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

303/18 Whitehorse Road, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale p	rice							
Median price	\$741,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	210/55-65 Railway Rd BLACKBURN 3130	\$358,000	01/12/2020
2	508/710 Station St BOX HILL 3128	\$342,000	09/10/2020
3	303/712-714 Station St BOX HILL 3128	\$330,888	26/11/2020

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:

16/12/2020 14:02





### URBAN PROPERTY

# **Comparable Properties**



210/55-65 Railway Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$358,000 Method: Private Sale Date: 01/12/2020 Property Type: Apartment

508/710 Station St BOX HILL 3128 (REI)



Price: \$342,000 Method: Private Sale Date: 09/10/2020 Property Type: Apartment



303/712-714 Station St BOX HILL 3128 (REI) Ag



I) Agent Comments

Agent Comments

Price: \$330,888 Method: Private Sale Date: 26/11/2020 Property Type: Apartment

Account - Urban Property Melbourne | P: 03 8658 4020 | F: 03 9415 1428



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.