

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

5/227-229 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

\$880,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2024

to

31 Dec 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

8/60-62 SOUTH PARADE BLACKBURN VIC 3130	\$955,000	03-Aug-24
2/53-55 CANTERBURY ROAD BLACKBURN VIC 3130	\$930,000	03-May-24
1/7 HEATHER GROVE NUNAWADING VIC 3131	\$955,000	17-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: 31 January 2025



**8/60-62 SOUTH PARADE
BLACKBURN VIC 3130**

 3  2  2

Sold Price **\$955,000** Sold Date **03-Aug-24**

Distance **1.15km**



**2/53-55 CANTERBURY ROAD
BLACKBURN VIC 3130**

 3  2  2

Sold Price **\$930,000** Sold Date **03-May-24**

Distance **2.3km**



**1/7 HEATHER GROVE
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$955,000** Sold Date **17-Aug-24**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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