

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

160-162 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2023

to

31 May 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

502/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$426,000	16-Mar-24
G09/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$446,000	15-Mar-24
313/8 HEPBURN ROAD DONCASTER VIC 3108	\$391,800	15-Mar-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: 17 June 2024

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502/15 FOUNDATION BOULEVARD Sold Price **\$426,000** Sold Date **16-Mar-24**
BURWOOD EAST VIC 3151

 1  1  1

Distance **3.98km**



G09/13 FOUNDATION BOULEVARD Sold Price **\$446,000** Sold Date **15-Mar-24**
BURWOOD EAST VIC 3151

 1  1  1

Distance **4.15km**



313/8 HEPBURN ROAD Sold Price **\$391,800** Sold Date **15-Mar-24**
DONCASTER VIC 3108

 1  1  1

Distance **3.99km**

RS = Recent sale UN = Undisclosed Sale

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