

# 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

173 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$685,000

### Median sale price

Median price \$733,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2019

to 31/03/2020

Source 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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:

06/07/2020 14:47



 2  2  1

**Property Type:** Development Site

**Indicative Selling Price**

\$685,000

**Median Unit Price**

Year ending March 2020: \$733,000

## Comparable Properties

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.

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173 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

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Single price \$485,000

### Median sale price

Median price \$733,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2019

to 31/03/2020

Source 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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:

06/07/2020 14:55



**Property Type:** Development Site

Agent Comments

**Indicative Selling Price**

\$485,000

**Median Unit Price**

Year ending March 2020: \$733,000

## Comparable Properties

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.

# 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

173 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$888,000

### Median sale price

Median price \$733,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2019

to 31/03/2020

Source 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.

	Address of comparable property	Price	Date of sale
1	2/4 Newman Rd NUNAWADING 3131	\$900,000	14/03/2020
2	3/178 Central Rd NUNAWADING 3131	\$833,000	23/04/2020
3	211/22 Blackburn Rd BLACKBURN 3130	\$806,000	18/06/2020

**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:

06/07/2020 15:00



3   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$888,000

**Median Unit Price**

Year ending March 2020: \$733,000

## Comparable Properties



**2/4 Newman Rd NUNAWADING 3131 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 340 sqm approx



**3/178 Central Rd NUNAWADING 3131 (REI)**   Agent Comments

3   2   2

**Price:** \$833,000

**Method:** Sold Before Auction

**Date:** 23/04/2020

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 219 sqm approx



**211/22 Blackburn Rd BLACKBURN 3130 (REI)**   Agent Comments

3   2   2

**Price:** \$806,000

**Method:** Private Sale

**Date:** 18/06/2020

**Property Type:** Apartment