## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offered for sale		,			
Includ	Address ding suburb and postcode  173 Whitehorse Road, Blackburn Vic 3130					
Indicat	tive selling price					
For the	meaning of this price see consumer.vic.gov.au/underquoting					
Si	ngle price \$685,000					
Mediar	n sale price					
Media	an price \$733,000 Property Type Unit Sub	ourb Blackburn				
Period	d - From 01/04/2019 to 31/03/2020 Source REI	V				
Compa	arable 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.						
Addre	ss of comparable property	Price	Date of sale			
1						
2						
3						
OR						
B*	The estate agent or agent's representative reasonably believes the properties were sold within two kilometres of the property for sale		•			
	This Statement of Information was prepared on:	00/07/00	200 14:47			





**Indicative Selling Price** 





\$685,000

Property Type: Development Site

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property of	ered for s	sale						_	
Including si	173 Wh	niteho	rse Road, Blackt	ourn Vic 31	30				
Indicative s	elling prid	ce							
For the mean	ng of this p	orice see	e con	sumer.vic.gov.au	/underquo	ting			
Single p	rice \$485,	000							
Median sale	price					_			
Median pri	e \$733,00	00	Pro	operty Type Unit			Suburb	Blackburn	
Period - Fro	m 01/04/2	.019	to	31/03/2020	So	ource	REIV		
Comparable	property	sales	(*De	lete A or B bel	ow as ap	plica	ble)		
mont		estate a		es sold within two or agent's repre					
Address of	comparab	le prope	erty				Pr	rice	Date of sale
1									
2									
3									
OR									
	-	_		epresentative rea	-				•
		This St	atem	ent of Information	n was prer	pared	on:	06/07/20	20 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.

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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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

Single price \$888,000

#### Median sale price

Median price	\$733,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

**-**3

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)

Price: \$833.000

**9** 3

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)

Price: \$806,000 Method: Private Sale Date: 18/06/2020

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





**Agent Comments** 

Agent Comments

**Agent Comments**