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<br>Including suburb and postcode | Apt 202/67 Katrina Street, Blackburn North Vic 3130 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $620,000

## Median sale price

Median price $950,000 Property Type Unit Suburb Blackburn North

Period - From 01/04/2024 to 31/03/2025 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 | 203/168 Whitehorse Rd BLACKBURN 3130 | $618,000 | 15/11/2024 |
| 2 | 209/3 Thiele Ct BLACKBURN 3130 | $623,000 | 13/11/2024 |
| 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: 04/04/2025 10:44

# Apt 202/67 Katrina Street, Blackburn North Vic 3130



2

**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$580,000 - $620,000
**Median Unit Price**
Year ending March 2025: $950,000

## Comparable Properties



**203/168 Whitehorse Rd BLACKBURN 3130 (REI/VG)**

2 2 1

**Price:** $618,000
**Method:** Private Sale
**Date:** 15/11/2024
**Property Type:** Apartment

Agent Comments



**209/3 Thiele Ct BLACKBURN 3130 (REI/VG)**

2 2 1

**Price:** $623,000
**Method:** Private Sale
**Date:** 13/11/2024
**Property Type:** Apartment

Agent Comments

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** - Fletchers | P: 9836 2222 | F: 9836 9822

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