

## 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

206/202 SURREY 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) (\*Delete single price or range as applicable)

Single Price

\$549,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Aug 2023

to

31 Jul 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

LG01/1 SERGEANT STREET BLACKBURN VIC 3130	\$532,500	10-Feb-24
207/3 THIELE COURT BLACKBURN VIC 3130	\$595,000	20-Mar-24
301/1136 WHITEHORSE ROAD BOX HILL VIC 3128	\$518,000	09-Jul-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: 08 August 2024



**LG01/1 SERGEANT STREET  
 BLACKBURN VIC 3130**

1 2 1

Sold Price **\$532,500** Sold Date **10-Feb-24**

Distance **1.2km**



**207/3 THIELE COURT BLACKBURN  
 VIC 3130**

2 2 1

Sold Price **\$595,000** Sold Date **20-Mar-24**

Distance **1.42km**



**301/1136 WHITEHORSE ROAD BOX  
 HILL VIC 3128**

2 2 1

Sold Price <sup>RS</sup> **\$518,000** Sold Date **09-Jul-24**

Distance **1.91km**

RS = Recent sale      UN = Undisclosed Sale

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