

# 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

106/202 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)

Single price \$478,800

### Median sale price

Median price \$731,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2023

to 30/09/2024

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	206/202 Surrey Rd BLACKBURN 3130	\$520,000	04/09/2024
2	107/202 Surrey Rd BLACKBURN 3130	\$505,000	23/08/2024
3	217/21 Queen St BLACKBURN 3130	\$517,000	02/08/2024

**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:

31/10/2024 08:50



2   2   1

**Property Type:** Apartment

**Agent Comments**

Year Built:2021 Water rate: \$185 per quarter Council Rate:\$920 p.a OC approx.:\$3,630 p.a

**Indicative Selling Price**

\$478,800

**Median Unit Price**

Year ending September 2024: \$731,000

## Comparable Properties



**206/202 Surrey Rd BLACKBURN 3130 (REI)**

**Agent Comments**

2   2   1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 04/09/2024

**Property Type:** Apartment



**107/202 Surrey Rd BLACKBURN 3130 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 23/08/2024

**Property Type:** Apartment



**217/21 Queen St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$517,000

**Method:** Private Sale

**Date:** 02/08/2024

**Property Type:** Apartment

**Account - The One Real Estate (AU) | P: 03 7007 5707**