

## 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

2/109 Surrey Road Blackburn North 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

\$668,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$846,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/22 Gay Street Blackburn North VIC 3130	\$682,000	21-Jul-20
3/4 Fir Street Blackburn VIC 3130	\$660,000	02-Nov-20
12/12 John Street Blackburn VIC 3130	\$725,000	03-Dec-20

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: 18 December 2020



**1/22 Gay Street Blackburn North  
VIC 3130**

 2  1  1

Sold Price **\$682,000** Sold Date **21-Jul-20**

Distance **0.16km**



**3/4 Fir Street Blackburn VIC 3130**

 2  1  1

Sold Price <sup>RS</sup> **\$660,000** <sup>UN</sup> Sold Date **02-Nov-20**

Distance **0.63km**



**12/12 John Street Blackburn VIC  
3130**

 2  1  2

Sold Price <sup>RS</sup> **\$725,000** Sold Date **03-Dec-20**

Distance **0.89km**

**RS** = Recent sale **UN** = Undisclosed Sale

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