# 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

101-202 Surrey Road, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$350,000		&		\$380,000					
Median sale pi	rice									
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Blackburn		
Period - From	16/12/2022	to	15/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	103/3 Thiele Ct BLACKBURN 3130	\$406,000	14/07/2023
2	13/15-17 Railway Rd BLACKBURN 3130	\$396,270	14/10/2023
3	210/1 Queen St BLACKBURN 3130	\$340,000	17/11/2023

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:

16/12/2023 11:41



101-202 Surrey Road, Blackburn Vic 3130

Ray White.





Property Type: Apartment Agent Comments

Bruno Cascianelli 03 9735 5050 0419 886 867 bruno.cascianelli@raywhite.com

**Indicative Selling Price** \$350,000 - \$380,000 **Median Unit Price** 16/12/2022 - 15/12/2023: \$575,000

# **Comparable Properties**



103/3 Thiele Ct BLACKBURN 3130 (REI)



Price: \$406,000 Method: Private Sale Date: 14/07/2023 Property Type: Apartment Agent Comments



13/15-17 Railway Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$396,270 Method: Private Sale Date: 14/10/2023 Property Type: Apartment

210/1 Queen St BLACKBURN 3130 (REI)

**1** 

**6** 1

Agent Comments

Price: \$340,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

#### Account - Ray White Lilydale | P: 03 9735 5050 | F: 03 9739 5080



propertydata

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