

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 between \$350,000 & \$380,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Blackburn

Period - From 16/12/2022 to 15/12/2023 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	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.~~

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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

16/12/2022 - 15/12/2023: \$575,000



Property Type: Apartment

Agent Comments

Comparable Properties



103/3 Thiele Ct BLACKBURN 3130 (REI)

Agent Comments



Price: \$406,000

Method: Private Sale

Date: 14/07/2023

Property Type: Apartment



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)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment

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