

# 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

10/113 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)

Range between \$420,000 & \$450,000

### Median sale price

Median price \$950,500 Property Type Unit Suburb Blackburn North

Period - From 01/07/2022 to 30/06/2023 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	6/117 Surrey Rd BLACKBURN NORTH 3130	\$535,000	11/07/2023
2	10/13 Main St BLACKBURN 3130	\$450,000	04/05/2023
3	1/113 Surrey Rd BLACKBURN NORTH 3130	\$433,000	04/05/2023

**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:

04/09/2023 10:18



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## 10/113 Surrey Road, Blackburn

### Additional information

Whitehorse Council Rates: \$1,006.00 approx.  
 Owners' corporation: \$1,692.50 approx.  
 Solid brick apartment block  
 Parquetry floorboards  
 Leafy elevated views  
 North facing balcony  
 Roller blinds  
 Modern kitchen with updated appliances  
 Low maintenance  
 Large updated bathroom / laundry  
 Split system air conditioner  
 Single carport  
 Gas hot water service

### Rental Estimate

\$400- \$440 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

### Close proximity to

#### Schools

Blackburn High School – zoned (1.0km)  
 Old Orchard Primary School – zoned (1.0km)  
 Blackburn Primary School – (1.0km)

#### Shops

Blackburn Square (600m)  
 Blackburn Station Village (1.6km)  
 Box Hill Central (4.0km)  
 Forest Hill Chase (3.6km)

#### Parks

Cootamundra Walk (300m)  
 Koonung Reserve (900m)  
 Slater Reserve Playground (850m)

#### Transport

Blackburn train station (1.6km)  
 Bus 901 Frankston – Melbourne Airport  
 Bus 279 Box Hill – Doncaster  
 Bus 270 Box Hill - Mitcham

**Settlement** 10% deposit, 90 days or any other such terms that have been agreed to in writing by the vendor



**Rachel Waters**  
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**Mark Johnstone**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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