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	10/113 Surrey Road, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 &	\$450,000
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Median sale price

Median price	\$950,500	Pro	perty Type	Jnit		Suburb	Blackburn North
Period - From	01/07/2022	to	30/06/2023	9	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

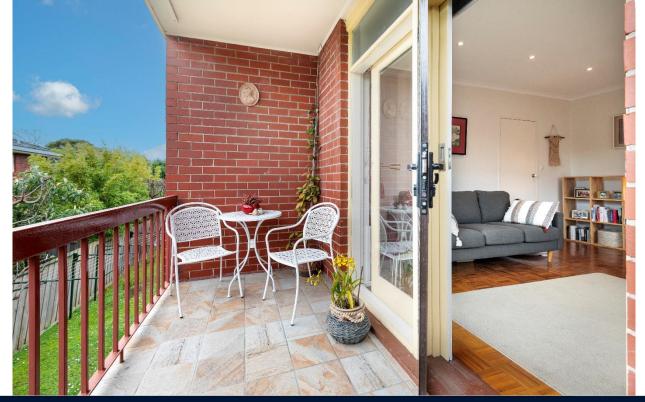
Add	dress of comparable property	Price	Date of sale
1	6/117 Surrey Rd BLACKBURN NORTH 3130	\$535,000	11/07/2023
2	10/13 Main St BLACKBURN 3130	\$450,000	04/05/2023
3	1/113 Surrey Rd BLACKBURN NORTH 3130	\$433,000	04/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







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 0413 465 746



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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.