

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

5/99-101 SURREY ROAD BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

Unit

Suburb

Blackburn North

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/7 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$785,000	24-Nov-24
65 JUNCTION ROAD BLACKBURN NORTH VIC 3130	\$791,500	08-Nov-24
3/11 STATION STREET BLACKBURN VIC 3130	\$778,000	09-Nov-24

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: 14 December 2024



2/7 GLEN EBOR AVENUE BLACKBURN VIC 3130

3 1 2

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **24-Nov-24**

Distance **1.37km**



65 JUNCTION ROAD BLACKBURN NORTH VIC 3130

2 1 1

Sold Price ^{RS} **\$791,500** Sold Date **08-Nov-24**

Distance **0.79km**



3/11 STATION STREET BLACKBURN VIC 3130

3 1 2

Sold Price ^{RS} **\$778,000** Sold Date **09-Nov-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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