

# 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

120 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,315,500 Property Type House Suburb Blackburn North

Period - From 01/04/2022 to 30/06/2022 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	56 Whitehorse Rd BLACKBURN 3130	\$1,280,000	20/09/2022
2	143 Springfield Rd BLACKBURN NORTH 3130	\$1,230,000	06/08/2022
3	10 Maple St BLACKBURN 3130	\$1,070,000	11/10/2022

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:

13/10/2022 11:44



**Property Type:** House

**Land Size:** 956 sqm approx

Agent Comments

## Comparable Properties



**56 Whitehorse Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 20/09/2022

**Property Type:** House

**Land Size:** 731 sqm approx



**143 Springfield Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 767 sqm approx



**10 Maple St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 11/10/2022

**Property Type:** House

**Land Size:** 774 sqm approx