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	120 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 \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,315,500	Pro	perty 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

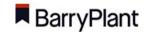
Add	dress of comparable property	Price	Date of sale
1	56 Whitehorse Rd BLACKBURN 3130	\$1,280,000	20/09/2022
2	143 Springfield Rd BLACKBURN NORTH 3130	\$1,230,000	06/08/2022
3	10 Maple St BLACKBURN 3130	\$1,070,000	11/10/2022

OR

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





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Median House Price

Indicative Selling Price \$1,150,000 - \$1,250,000

June quarter 2022: \$1,315,500



Property Type: House Land Size: 956 sqm approx

Agent Comments

Comparable Properties



56 Whitehorse Rd BLACKBURN 3130 (REI)

Price: \$1,280,000 Method: Private Sale Date: 20/09/2022 Property Type: House Land Size: 731 sqm approx **Agent Comments**



143 Springfield Rd BLACKBURN NORTH 3130 Agent Comments

(REI)

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)

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Price: \$1,070,000 Method: Private Sale Date: 11/10/2022 Property Type: House Land Size: 774 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



