

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

1/64 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$980,000

Property Type

Townhouse

Suburb

Blackburn North

Period - From

04/11/2023

to

03/11/2024

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	3/13 Kinkora Rd BLACKBURN 3130	\$1,175,000	13/09/2024
2	2/32 Karen St BOX HILL NORTH 3129	\$1,170,000	09/09/2024
3	14/468 Middleborough Rd BLACKBURN 3130	\$1,105,000	26/07/2024

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:

04/11/2024 10:44



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/13 Kinkora Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,175,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: Townhouse (Res)



2/32 Karen St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,170,000

Method: Private Sale

Date: 09/09/2024

Property Type: Townhouse (Single)



14/468 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,105,000

Method: Private Sale

Date: 26/07/2024

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802