

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

306/202 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$599,750

Property Type

Unit

Suburb

Blackburn

Period - From

26/09/2022

to

25/09/2023

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	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
2	210/202 Surrey Rd BLACKBURN 3130	\$510,000	07/09/2023
3	305/1 Sergeant St BLACKBURN 3130	\$510,000	13/06/2023

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:

26/09/2023 11:32



 2  2  1

Property Type: Apartment

Land Size: 87 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

26/09/2022 - 25/09/2023: \$599,750

Comparable Properties



309/202 Surrey Rd BLACKBURN 3130 (REI/VG) **Agent Comments**

 2  2  1

Price: \$540,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment



210/202 Surrey Rd BLACKBURN 3130 (REI) **Agent Comments**

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment



305/1 Sergeant St BLACKBURN 3130 (REI/VG) **Agent Comments**

 2  2  1

Price: \$510,000

Method: Private Sale

Date: 13/06/2023

Property Type: Unit