

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

16/160-162 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2019

to

31/12/2019

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	2/9 Station St BLACKBURN 3130	\$690,000	29/02/2020
2	3/37 Williams Rd BLACKBURN 3130	\$685,000	30/11/2019
3	3/425 Middleborough Rd BOX HILL 3128	\$678,000	22/02/2020

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:

19/04/2020 14:06



Property Type: Unit
Agent Comments

Comparable Properties

2/9 Station St BLACKBURN 3130 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Unit



3/37 Williams Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: Unit



3/425 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$678,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Unit
Land Size: 171 sqm approx