

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

106/202 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$785,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2023

to 31/12/2023

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	306/202 Surrey Rd BLACKBURN 3130	\$525,000	24/10/2023
2	112/202 Surrey Rd BLACKBURN 3130	\$520,000	09/12/2023
3	218/21 Queen St BLACKBURN 3130	\$515,000	03/11/2023




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:

10/03/2024 12:09



 2
  2
  1 + Storage

Indicative Selling Price

\$515,000

Median Unit Price

December quarter 2023: \$785,000

Property Type: Apartment

Agent Comments

OC \$3610 per year Tenant till 18/09/24 @ \$2042 per month

Comparable Properties



306/202 Surrey Rd BLACKBURN 3130 (REI/VG) Agent Comments

 2
  2
  1

Price: \$525,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

Land Size: 87 sqm approx



112/202 Surrey Rd BLACKBURN 3130 (REI/VG) Agent Comments

 2
  2
  1

Price: \$520,000

Method: Private Sale

Date: 09/12/2023

Property Type: Apartment



218/21 Queen St BLACKBURN 3130 (REI/VG) Agent Comments

 2
  1
  1

Price: \$515,000

Method: Private Sale

Date: 03/11/2023

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707