

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

59 Surrey Road, Blackburn North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$850,000

Median sale price

Median price \$910,000

Property type Townhouse

Suburb Blackburn North

Period - From 1/7/2024

to

30/9/2024

Source Blackburn North

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 63A Surrey Road, Blackburn North	\$ 802,000	21/09/2024
2. 2/41 Surrey Road, Blackburn North	\$ 868,500	16/03/2024
3. 5/9 Ventura Street, Blackburn North	\$ 865,000	9/01/2024

This Statement of Information was prepared on: 24/01/2024

Comparable properties



\$ 802,000

63A Surry Road, Blackburn North, Victoria

DATE: 21/09/2024

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 868,500

2/41 Surrey Road, Blackburn North, Victoria

DATE: 16/03/2024

PROPERTY TYPE: TOWNHOUSE

 3  1
 2  sqm



\$ 865,000

5/9 Ventura Street, Blackburn North, Victoria

DATE: 9/01/2024

PROPERTY TYPE: TOWNHOUSE

 3  2
  sqm x

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Average of only 21 days on market



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