

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

1/31-35 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$816,044

Property Type

Unit

Suburb

Blackburn North

Period - From

01/04/2020

to

31/03/2021

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	1/5 Dianne St DONCASTER EAST 3109	\$1,060,000	13/02/2021
2	2/17 Taronga Ct NUNAWADING 3131	\$841,000	18/02/2021
3	2/33 Blackburn Rd DONCASTER EAST 3109	\$840,000	24/12/2020

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:

05/05/2021 14:17

1/31-35 Surrey Road, Blackburn North Vic 3130



 3  - 

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median Unit Price
Year ending March 2021: \$816,044

Comparable Properties



1/5 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000
Method: Auction Sale
Date: 13/02/2021
Property Type: Townhouse (Res)



2/17 Taronga Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$841,000
Method: Private Sale
Date: 18/02/2021
Property Type: Townhouse (Single)



2/33 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000
Method: Private Sale
Date: 24/12/2020
Property Type: Townhouse (Single)
Land Size: 145 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000