

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$880,000

### 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: 11/01/2024

## 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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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee