

## 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

1/113 SURREY ROAD BLACKBURN NORTH VIC 3130

### 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

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

4/27 KOROIT STREET NUNAWADING VIC 3131	\$475,000	10-Dec-21
201/18 QUEEN STREET BLACKBURN VIC 3130	\$490,000	23-Dec-21
302/6 QUEEN STREET BLACKBURN VIC 3130	\$520,000	06-Feb-22

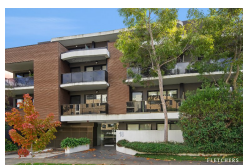
OR

**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 6 months.~~

This Statement of Information was prepared on: 21 May 2022


**4/27 KOROIT STREET  
NUNAWADING VIC 3131**
 2    1    1

Sold Price      **\$475,000**   Sold Date   **10-Dec-21**

Distance      **1.26km**

**201/18 QUEEN STREET  
BLACKBURN VIC 3130**
 2    1    1

Sold Price      **\$490,000**   Sold Date   **23-Dec-21**

Distance      **1.21km**

**302/6 QUEEN STREET  
BLACKBURN VIC 3130**
 2    1    1

Sold Price      **\$520,000**   Sold Date   **06-Feb-22**

Distance      **1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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