

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

1/64 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,092,944 Property Type Townhouse Suburb Blackburn North

Period - From 04/11/2022 to 03/11/2023 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	2/75 Esdale St NUNAWADING 3131	\$1,240,000	18/10/2023
2	2/14 Stanley Gr BLACKBURN 3130	\$1,133,000	14/10/2023
3	1/492 Middleborough Rd BLACKBURN 3130	\$1,075,000	10/07/2023

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:

04/11/2023 20:35



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

04/11/2022 - 03/11/2023: \$1,092,944

Comparable Properties



2/75 Esdale St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,240,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Townhouse (Res)



2/14 Stanley Gr BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,133,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)

Land Size: 150 sqm approx



1/492 Middleborough Rd BLACKBURN 3130
(REI/VG)

Agent Comments

4 2 2

Price: \$1,075,000

Method: Private Sale

Date: 10/07/2023

Property Type: Townhouse (Single)