

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

205/202 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$518,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2023

to 30/06/2023

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	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
2	109/55-65 Railway Rd BLACKBURN 3130	\$530,000	22/05/2023
3	210/202 Surrey Rd BLACKBURN 3130	\$510,000	07/09/2023

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:

26/09/2023 14:02



 2
  2
  1 + Storage

Property Type: Apartment

Agent Comments

Year built: 2020, Body Corp Fee \$3,628 per year & Council Rate: \$887 per year

Indicative Selling Price

\$518,000

Median Unit Price

June quarter 2023: \$640,000

Comparable Properties



309/202 Surrey Rd BLACKBURN 3130 (REI/VG) Agent Comments

 2
  2
  1

Price: \$540,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment



109/55-65 Railway Rd BLACKBURN 3130 (REI) Agent Comments

 2
  2
  1

Price: \$530,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment



210/202 Surrey Rd BLACKBURN 3130 (REI) Agent Comments

 2
  1
  1

Price: \$510,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment