

# 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

4/113 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)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$762,000 Property Type Unit Suburb Blackburn North

Period - From 01/10/2018 to 30/09/2019 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	314/1 Sergeant St BLACKBURN 3130	\$359,000	12/06/2019
2	6/13 Main St BLACKBURN 3130	\$378,000	18/06/2019
3			

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: 16/11/2019 17:56



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$350,000 - \$380,000

**Median Unit Price**

Year ending September 2019: \$762,000

## Comparable Properties

**314/1 Sergeant St BLACKBURN 3130 (VG)**

Agent Comments

 2    -    -

**Price:** \$359,000

**Method:** Sale

**Date:** 12/06/2019

**Property Type:** Strata Unit/Flat



**6/13 Main St BLACKBURN 3130 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$378,000

**Method:** Private Sale

**Date:** 18/06/2019

**Rooms:** 4

**Property Type:** Apartment

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.