

# 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 1/114 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)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$792,000

Property Type

Unit

Suburb

Blackburn North (3130)

Period - From

11/03/2020

to

11/03/2021

Source

Realestate.

### Comparable property sales

**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
4/503 MIDDLEBOROUGH ROAD, BOX HILL NORTH VIC 3129	\$660,000	16/03/2021
2/160 JUNCTION ROAD, NUNAWADING VIC 3131	\$624,999	12/03/2021
3/4 FIR STREET, BLACKBURN VIC 3130	\$660,000	02/11/2020

This Statement of Information was prepared on: 29/03/2021