

# 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

6/117 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 \$520,000 & \$550,000

### Median sale price

Median price \$950,000 Property Type Unit Suburb Blackburn North

Period - From 03/07/2022 to 02/07/2023 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                              | 1/1 Pakenham St BLACKBURN 3130 | \$550,000 | 14/04/2023   |
| 2                              | 1/36 Efron St NUNAWADING 3131  | \$540,000 | 06/04/2023   |
| 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:

03/07/2023 09:43

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**Indicative Selling Price**

\$520,000 - \$550,000

**Median Unit Price**

03/07/2022 - 02/07/2023: \$950,000



2 1 1

**Property Type:** Unit

**Land Size:** 142 sqm approx

**Agent Comments**

## Comparable Properties

**1/1 Pakenham St BLACKBURN 3130 (VG)**

**Agent Comments**

2 - -

**Price:** \$550,000

**Method:** Sale

**Date:** 14/04/2023

**Property Type:** Flat/Unit/Apartment (Res)



**1/36 Efron St NUNAWADING 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** Unit

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.

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613