### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	1/194 Surrey Road, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$700,000	&	\$770,000

#### Median sale price

Median price	\$736,500	Pro	perty Type Uni	t		Suburb	Blackburn
Period - From	03/06/2024	to	02/06/2025	So	ource	Property	/ Data

#### 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

	aress of comparable property	1 1100	Date of Sale
1	27 Brazeel St BLACKBURN SOUTH 3130	\$775,000	22/02/2025
2	2/143 Eley Rd BLACKBURN SOUTH 3130	\$749,000	29/03/2025
3	2/67 Blackburn Rd BLACKBURN 3130	\$800,000	26/04/2025

#### 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:	03/07/2025 11:03



Date of sale







Property Type: Unit Land Size: 128 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** 03/06/2024 - 02/06/2025: \$736,500

## Comparable Properties



27 Brazeel St BLACKBURN SOUTH 3130 (REI)

Price: \$775.000

Method:

Date: 22/02/2025

Property Type: Townhouse (Single)

Agent Comments



2/143 Eley Rd BLACKBURN SOUTH 3130 (REI)



**Agent Comments** 

Price: \$749,000 Method:

Date: 29/03/2025 Property Type: Unit

2



2/67 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

Price: \$800,000

Method: Sold Before Auction

Date: 26/04/2025 Property Type: Unit

Land Size: 162 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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