### 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

1/64 Surrey Road, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,156,944	Pro	Property Type		Townhouse		Suburb	Blackburn North	
Period - From	25/09/2022	to	24/09/2023	5	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/32 Blackburn Rd DONCASTER EAST 3109	\$1,301,000	02/09/2023
2	23a Douglas St BLACKBURN NORTH 3130	\$1,263,000	04/08/2023
3	1/492 Middleborough Rd BLACKBURN 3130	\$1,075,000	10/07/2023

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:

25/09/2023 11:12



# McGrath





Property Type: Townhouse Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 25/09/2022 - 24/09/2023: \$1,156,944

## **Comparable Properties**

1/32 Blackburn Rd DONCASTER EAST 3109 (REI)   Image: A Image: D   Image: A Image: D   Price: \$1,301,000   Method: Auction Sale   Date: 02/09/2023   Property Type: Townhouse (Res)   Land Size: 286 sqm approx	Agent Comments
23a Douglas St BLACKBURN NORTH 3130 (REI) 4 2 2 2 2 Price: \$1,263,000 Method: Sold Before Auction Date: 04/08/2023 Property Type: House (Res) Land Size: 326 sqm approx	Agent Comments
1/492 Middleborough Rd BLACKBURN 3130 (REI) 4 2 2 2 Price: \$1,075,000 Method: Private Sale Date: 10/07/2023 Property Type: Townhouse (Single)	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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