

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 between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,156,944 Property Type Townhouse Suburb Blackburn North

Period - From 25/09/2022 to 24/09/2023 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	1/32 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



4 2 2

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)

Agent Comments

4 2 2

Price: \$1,301,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)

Land Size: 286 sqm approx



23a Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,263,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)

Land Size: 326 sqm approx



1/492 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,075,000

Method: Private Sale

Date: 10/07/2023

Property Type: Townhouse (Single)

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