Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	112/202 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 \$525,000 & \$575,000	Range between	\$525,000	&	\$575,000
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Median sale price

Median price	\$587,250	Pro	perty Type	Jnit		Suburb	Blackburn
Period - From	02/10/2022	to	01/10/2023		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

Add	dress of comparable property	Price	Date of sale
1	206/22 Blackburn Rd BLACKBURN 3130	\$645,000	01/06/2023
2	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
3	210/202 Surrey Rd BLACKBURN 3130	\$510,000	07/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2023 12:43





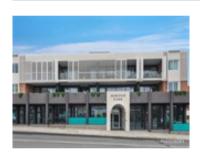




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$525,000 - \$575,000 **Median Unit Price** 02/10/2022 - 01/10/2023: \$587,250

Comparable Properties



206/22 Blackburn Rd BLACKBURN 3130

(REI/VG)

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Price: \$645,000 Method: Private Sale Date: 01/06/2023

Property Type: Apartment

Agent Comments



309/202 Surrey Rd BLACKBURN 3130 (REI/VG) Agent Comments

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Price: \$540,000 Method: Private Sale Date: 22/05/2023

Property Type: Apartment



210/202 Surrey Rd BLACKBURN 3130 (REI)

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Price: \$510.000 Method: Private Sale Date: 07/09/2023

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888



