

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

14/160-162 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Blackburn

Period - From 15/04/2023 to 14/04/2024 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	4/19-21 Glen Ebor Av BLACKBURN 3130	\$700,000	23/11/2023
2	3/8 Simpsons Rd BOX HILL 3128	\$680,000	07/02/2024
3	13/12 John St BLACKBURN 3130	\$660,000	04/12/2023

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:

15/04/2024 08:11



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Property Type: Villa unit
Land Size: 171 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
15/04/2023 - 14/04/2024: \$690,000

Comparable Properties



4/19-21 Glen Ebor Av BLACKBURN 3130 (REI) **Agent Comments**

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Price: \$700,000
Method: Private Sale
Date: 23/11/2023
Property Type: Unit



3/8 Simpsons Rd BOX HILL 3128 (VG) **Agent Comments**

2 - -

Price: \$680,000
Method: Sale
Date: 07/02/2024
Property Type: Flat/Unit/Apartment (Res)

13/12 John St BLACKBURN 3130 (VG) **Agent Comments**

2 - -

Price: \$660,000
Method: Sale
Date: 04/12/2023
Property Type: Flat/Unit/Apartment (Res)

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