

# 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

170 Surrey Road, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 31/12/2023 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	2 Regent Ct BLACKBURN NORTH 3130	\$1,440,250	02/12/2023
2	29 Zander Av NUNAWADING 3131	\$1,310,000	28/10/2023
3	18 Morden Ct NUNAWADING 3131	\$1,280,000	10/02/2024

**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:

05/03/2024 13:10



**Property Type:** HOUSE  
**Land Size:** 700 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2023: \$1,243,600

## Comparable Properties



**2 Regent Ct BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments



**Price:** \$1,440,250  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**29 Zander Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**18 Morden Ct NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx