

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

2/168 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Blackburn

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	2/172 Springfield Rd BLACKBURN 3130	\$870,777	07/10/2023
2	3/11 Clare St BLACKBURN 3130	\$749,000	18/11/2023
3	2/1 Ellison St BLACKBURN 3130	\$716,000	27/11/2023

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:

28/03/2024 09:34



 2  1  2

Property Type: Unit
Land Size: 241 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
December quarter 2023: \$785,000

Comparable Properties



2/172 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$870,777
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit
Land Size: 283 sqm approx



3/11 Clare St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$749,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit
Land Size: 180 sqm approx



2/1 Ellison St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$716,000
Method: Private Sale
Date: 27/11/2023
Property Type: Unit
Land Size: 326 sqm approx

Account - Barry Plant | P: 03 9842 8888