

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

2/41 Surrey Road, Blackburn North 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 \$830,500 Property Type Unit Suburb Blackburn North

Period - From 01/01/2023 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	2/19-21 Mitcham Rd DONVALE 3111	\$805,000	08/01/2024
2	1/61 Tunstall Rd DONVALE 3111	\$788,000	09/12/2023
3	2/79 Surrey Rd BLACKBURN NORTH 3130	\$705,000	26/08/2023

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:

20/02/2024 09:43



 3  1  2

Property Type: Unit
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
Year ending December 2023: \$830,500

Comparable Properties



2/19-21 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 2  1  1

Price: \$805,000
Method: Private Sale
Date: 08/01/2024
Property Type: Unit



1/61 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$788,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit



2/79 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$705,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 94 sqm approx

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