## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/117A Surrey Road, Blackburn North Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$580,000			
Median sale p	rice							
Median price	\$820,500	Pro	operty Type	Unit			Suburb	Blackburn North
Period - From	28/03/2023	to	27/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/251 Springfield Rd NUNAWADING 3131	\$600,000	10/02/2024
2	8/14 Jubilee St NUNAWADING 3131	\$592,000	03/02/2024
3	4/1 Menck St NUNAWADING 3131	\$540,000	15/12/2023

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:

28/03/2024 15:57









Property Type: Unit Agent Comments

Christine Bafas 9908 5700 0427 835 610 christinebafas@jelliscraig.com.au

**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** 28/03/2023 - 27/03/2024: \$820,500

# **Comparable Properties**



6/251 Springfield Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 10/02/2024 Property Type: Unit

8/14 Jubilee St NUNAWADING 3131 (REI/VG)

Agent Comments





Price: \$592,000 Method: Auction Sale Date: 03/02/2024 Property Type: Unit

4/1 Menck St NUNAWADING 3131 (REI/VG)



Agent Comments



Price: \$540.000 Method: Private Sale Date: 15/12/2023 Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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