

# 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 3/117A 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 \$530,000 & \$580,000

### Median sale price

Median price \$820,500 Property Type Unit Suburb Blackburn North

Period - From 28/03/2023 to 27/03/2024 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	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

## 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