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

306/202 Surrey Road, Blackburn Vic 3130

Indicative selling price

Ear the meaning	of this price and	concurrent via davi a	/undergueting
For the meaning	or this price see	consumer.vic.gov.a	u/underquoting

Single price \$569,000

Median sale price

Median price	\$605,000	Pro	perty Type Unit	:		Suburb	Blackburn
Period - From	02/08/2022	to	01/08/2023	Sou	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.

Add	dress of comparable property	Price	Date of sale
1	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
2	109/55-65 Railway Rd BLACKBURN 3130	\$530,000	22/05/2023
3	305/1 Sergeant St BLACKBURN 3130	\$510,000	13/06/2023

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:

02/08/2023 12:41









Property Type: Apartment Agent Comments

Indicative Selling Price \$569,000 Median Unit Price 02/08/2022 - 01/08/2023: \$605,000

Comparable Properties



309/202 Surrey Rd BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$540,000 Method: Private Sale Date: 22/05/2023 Property Type: Apartment



109/55-65 Railway Rd BLACKBURN 3130 (REI) Agent Comments



Price: \$530,000 Method: Private Sale Date: 22/05/2023 Property Type: Apartment



305/1 Sergeant St BLACKBURN 3130 (REI)



Agent Comments

Price: \$510,000 Method: Private Sale Date: 13/06/2023 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



propertydata

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