

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 5/83 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,120,888 Property Type Townhouse Suburb Blackburn North

Period - From 16/01/2023 to 15/01/2024 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	6/460 Middleborough Rd BLACKBURN 3130	\$885,000	16/12/2023
2	4/35 Middlefield Dr BLACKBURN NORTH 3130	\$865,000	22/07/2023
3	73 Surrey Rd BLACKBURN NORTH 3130	\$831,000	21/10/2023

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: 16/01/2024 15:30



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

16/01/2023 - 15/01/2024: \$1,120,888

Comparable Properties



6/460 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 1

Price: \$885,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



4/35 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000

Method: Private Sale

Date: 22/07/2023

Property Type: Townhouse (Single)

Land Size: 181 sqm approx



73 Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$831,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Account - VICPROP



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