

## 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 2/117 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 \$900,000 House Unit X Suburb Blackburn North

Period - From 01/04/2017 to 31/03/2018 Source REIV

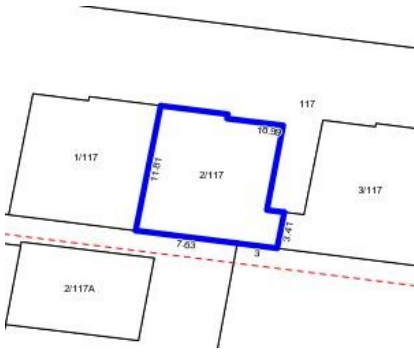
#### Comparable property sales (\*Delete A or B below as applicable)

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	9/14-18 Springvale Rd NUNAWADING 3131	\$542,000	21/04/2018
2	2/6 Russell St NUNAWADING 3131	\$546,000	24/03/2018
3	3/36 Springvale Rd NUNAWADING 3131	\$555,000	18/05/2018

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.



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
Year ending March 2018: \$900,000

## Comparable Properties



**9/14-18 Springvale Rd NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$542,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 162 sqm approx



**2/6 Russell St NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$546,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**3/36 Springvale Rd NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 18/05/2018  
**Rooms:** 4  
**Property Type:** Unit