

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 10/113 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$785,000 House Unit X Suburb Blackburn North

Period - From 01/07/2016 to 30/06/2017 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	G17/21 queen St BLACKBURN 3130	\$485,000	28/09/2017
2	508/20 Queen St BLACKBURN 3130	\$441,500	16/08/2017
3	G15/21 queen St BLACKBURN 3130	\$388,000	18/07/2017

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.



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$484,000
Median Unit Price
Year ending June 2017: \$785,000

Comparable Properties

G17/21 queen St BLACKBURN 3130 (REI)

[Agent Comments](#)

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Price: \$485,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: Apartment



508/20 Queen St BLACKBURN 3130 (REI)

[Agent Comments](#)

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Price: \$441,500
Method: Private Sale
Date: 16/08/2017
Rooms: -
Property Type: Apartment



G15/21 queen St BLACKBURN 3130 (REI)

[Agent Comments](#)

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Price: \$388,000
Method: Private Sale
Date: 18/07/2017
Rooms: -
Property Type: Apartment