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	147 SURREY ROAD BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,491,250	Property type	House	Suburb	Blackburn
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
24 BORDEAUX AVENUE BLACKBURN VIC 3130	$1,080,000	22-Feb-25
6 ERLI COURT BLACKBURN VIC 3130	$1,085,000	21-Nov-24
112 SURREY ROAD BLACKBURN NORTH VIC 3130	$1,093,500	09-Aug-24

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 6 months.~~

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peter schenck
P 9878 4411
M 0412 210 528
E peter.schenck@raywhite.com



24 BORDEAUX AVENUE BLACKBURN VIC 3130

4 2 1

Sold Price RS $1,080,000 Sold Date 22-Feb-25

Distance 0.91km



6 ERLI COURT BLACKBURN VIC 3130

3 1 1

Sold Price $1,085,000 Sold Date 21-Nov-24

Distance 0.19km



112 SURREY ROAD BLACKBURN NORTH VIC 3130

3 2 4

Sold Price $1,093,500 Sold Date 09-Aug-24

Distance 0.49km

RS = Recent sale **UN** = Undisclosed Sale

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