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	88 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,384,000 Property Type House Suburb Blackburn North

Period - From 01/07/2023 to 30/09/2023 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	112 Surrey Rd BLACKBURN NORTH 3130	$1,110,000	04/06/2023
2	17 Evandale Av NUNAWADING 3131	$1,080,000	05/10/2023
3	442a Middleborough Rd BLACKBURN 3130	$1,000,000	07/07/2023

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: 30/10/2023 10:10

88 Surrey Road, Blackburn North Vic 3130

RT Edgar

3 1 3

Property Type: House
Land Size: 374 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2023: $1,384,000

Agent Comments

Superbly renovated throughout, hardwood floors, fully fenced with beautiful landscaped gardens, covered carport with off street parking for an additional 2 cars, corner position, enter from Harcourt Street

Comparable Properties

112 Surrey Rd BLACKBURN NORTH 3130 (REI)

3 1 4

Price: $1,110,000
Method: Private Sale
Date: 04/06/2023
Property Type: House
Land Size: 637 sqm approx

Agent Comments

17 Evandale Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,080,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)

Agent Comments

442a Middleborough Rd BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,000,000
Method: Sold Before Auction
Date: 07/07/2023
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

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