

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

149 Eley Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Blackburn South

Period - From

18/08/2021

to

17/08/2022

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	3 Witchwood Cr BURWOOD EAST 3151	\$1,195,000	25/06/2022
2	152 Eley Rd BURWOOD EAST 3151	\$1,151,000	28/05/2022
3	1 Mingeta Av BLACKBURN SOUTH 3130	\$1,125,000	25/06/2022

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:

18/08/2022 17:38



3 1 2

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 18/08/2021 - 17/08/2022: \$1,350,000

Comparable Properties



3 Witchwood Cr BURWOOD EAST 3151 (REI) **Agent Comments**

3 1 2

Price: \$1,195,000
Method: Sold Before Auction
Date: 25/06/2022
Property Type: House (Res)
Land Size: 541 sqm approx



152 Eley Rd BURWOOD EAST 3151 (REI) **Agent Comments**

3 2 2

Price: \$1,151,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 602 sqm approx



1 Mingeta Av BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 1

Price: \$1,125,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 586 sqm approx