

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

1 Eley Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Blackburn South

Period - From 01/10/2019

to 31/12/2019

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	1b Douglas Av BOX HILL SOUTH 3128	\$1,200,000	07/03/2020
2	1/3 Ralph St BLACKBURN SOUTH 3130	\$1,170,800	15/02/2020
3	61a Eley Rd BOX HILL SOUTH 3128	\$1,112,888	12/11/2019

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:

11/03/2020 08:54



 4  3  1

Property Type: House
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2019: \$1,190,000

Comparable Properties



1b Douglas Av BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 292 sqm approx



1/3 Ralph St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,170,800
Method: Auction Sale
Date: 15/02/2020
Rooms: 7
Property Type: House
Land Size: 263 sqm approx

61a Eley Rd BOX HILL SOUTH 3128 (VG)

Agent Comments

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Price: \$1,112,888
Method: Sale
Date: 12/11/2019
Property Type: House (Res)
Land Size: 318 sqm approx