

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 5/3-5 Wreford Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$848,750

House

Unit

X

Suburb

Blackburn South

Period - From 01/04/2017

to

31/03/2018

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	5/34 Glebe St FOREST HILL 3131	\$700,000	09/12/2017
2	2/21 Haig St BOX HILL SOUTH 3128	\$695,000	24/03/2018
3	3/3-5 Pakenham St BLACKBURN 3130	\$660,000	10/04/2018

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.

5/3-5 Wreford Road, Blackburn South Vic 3130

Noel Jones

Robert Simpson

9877 1855

0438 444 977

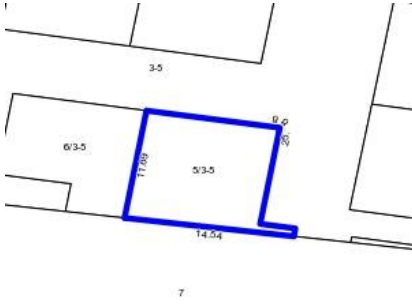
robert.simpson@noeljones.com.au

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

Year ending March 2018: \$848,750



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5/34 Glebe St FOREST HILL 3131 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Unit



2/21 Haig St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 4

Property Type: House (Res)



3/3-5 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 10/04/2018

Rooms: 3

Property Type: Unit