

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 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Blackburn

Period - From 03/05/2020

to

02/05/2021

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	26 Peter Av BLACKBURN NORTH 3130	\$1,040,000	27/02/2021
2	1c Kerr St BLACKBURN 3130	\$984,000	27/02/2021
3	40 Twyford St BOX HILL NORTH 3129	\$935,000	20/03/2021

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:

03/05/2021 13:10



3 2 2

Property Type: House (Res)

Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

03/05/2020 - 02/05/2021: \$1,455,000

Comparable Properties



26 Peter Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,040,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 417 sqm approx



1c Kerr St BLACKBURN 3130 (REI)

Agent Comments

3 2 1

Price: \$984,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 329 sqm approx



40 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$935,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 4

Property Type: House (Res)

Land Size: 396 sqm approx