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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$960,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hous	se		Suburb	Blackburn
Period - From	03/05/2020	to	02/05/2021		So	urce	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.

Add	dress 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.

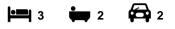
This Statement of Information was prepared on:

03/05/2021 13:10



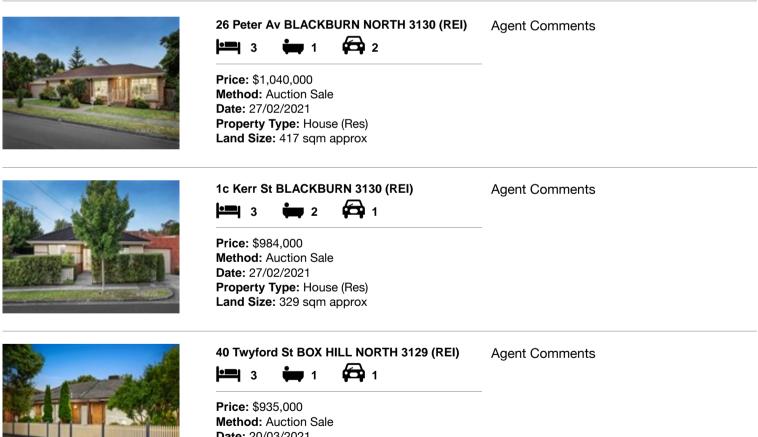






Property Type: House (Res) Land Size: 344 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$1,050,000 Median House Price 03/05/2020 - 02/05/2021: \$1,455,000

Comparable Properties



Method: Auction Sale Date: 20/03/2021 Rooms: 4 Property Type: House (Res) Land Size: 396 sqm approx

Account - Jellis Craig | P: 03 9908 5700





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.