

## 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

141 Eley Road, Blackburn South Vic 3130

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

#### Median sale price

Median price \$1,212,000

House X

Suburb Blackburn South

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|------------------------------------|-------------|--------------|
| 337 Blackburn Rd BURWOOD EAST 3151 | \$1,290,000 | 03/12/2016   |
| 9 Inga St BURWOOD EAST 3151        | \$1,270,000 | 22/04/2017   |
| 19 Aldinga St BLACKBURN SOUTH 3130 | \$1,267,000 | 08/04/2017   |