

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 Elemheim Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,194,000

House

X

Unit

Suburb

Blackburn South

Period - From 01/10/2017

to

31/12/2017

Source REIV

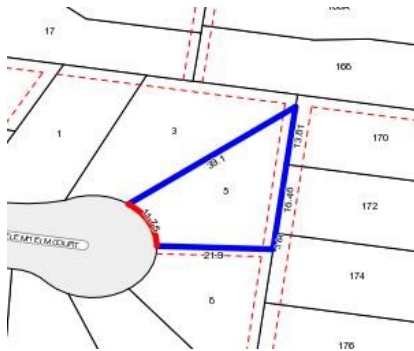
Comparable property sales (*Delete A or B below as applicable)

- 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	43 Ballantyne St BURWOOD EAST 3151	\$1,020,000	10/02/2018
2	38 Lawrence St BLACKBURN SOUTH 3130	\$995,000	24/12/2017
3	177 Mahoneys Rd FOREST HILL 3131	\$980,000	18/11/2017

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.



Rooms:
Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 December quarter 2017: \$1,194,000

Comparable Properties



43 Ballantyne St BURWOOD EAST 3151 (REI) **Agent Comments**



Price: \$1,020,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 4
Property Type: House (Res)
Land Size: 547 sqm approx



38 Lawrence St BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$995,000
Method: Private Sale
Date: 24/12/2017
Rooms: 7
Property Type: House
Land Size: 476 sqm approx



177 Mahoneys Rd FOREST HILL 3131 (REI) **Agent Comments**



Price: \$980,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 585 sqm approx