

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 Eley Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$961,000

House

X

Unit

Suburb

Blackburn South

Period - From 01/07/2018

to

30/06/2019

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	1206 Riversdale Rd BOX HILL SOUTH 3128	\$1,100,000	06/07/2019
2	18 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,058,800	03/06/2019
3	28 Marama St BLACKBURN SOUTH 3130	\$1,038,000	22/06/2019

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 (Previously Occupied - Detached)

Land Size: 692 sqm approx

Agent Comments

Comparable Properties



1206 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 688 sqm approx



18 Edinburgh Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,058,800

Method: Sold Before Auction

Date: 03/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 640 sqm approx



28 Marama St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,038,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 681 sqm approx