

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 9 Eley Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,194,500 House X Unit Suburb Blackburn South

Period - From 01/07/2017 to 30/09/2017 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	16 Johnston St BURWOOD 3125	\$1,668,000	23/09/2017
2	2 Campbell Pde BOX HILL SOUTH 3128	\$1,500,000	27/05/2017
3	25 Poole St BURWOOD 3125	\$1,480,000	12/08/2017

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.



3 1 1

Rooms:
Property Type: House (Res)
Land Size: 751 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
September quarter 2017: \$1,194,500

Comparable Properties



16 Johnston St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,668,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 890 sqm approx



2 Campbell Pde BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,500,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 773 sqm approx

25 Poole St BURWOOD 3125 (REI)

Agent Comments

3 1 1

Price: \$1,480,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx