

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

12 Glen Ebor Avenue, Blackburn Vic 3130

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$1,350,000

House X

Suburb Blackburn

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
4 Kalang St BLACKBURN 3130	\$1,723,000	08/04/2017
26 Ohara St BLACKBURN 3130	\$1,700,000	28/03/2017
48 Elder St BLACKBURN 3130	\$1,695,000	03/06/2017