

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

1 Elder Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,300,000

&

\$1,380,000

Median sale price

Median price

\$1,290,000

House

X

Unit

Suburb

Blackburn

Period - From

01/04/2018

to

31/03/2019

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	6 Wright St BLACKBURN 3130	\$1,400,000	02/03/2019
2	54 Sandy St NUNAWADING 3131	\$1,373,000	24/04/2019
3	21 Elder St BLACKBURN 3130	\$1,350,000	27/03/2019

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

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



6 Wright St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House

Land Size: 678 sqm approx



54 Sandy St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,373,000

Method: Private Sale

Date: 24/04/2019

Rooms: -

Property Type: House

Land Size: 625 sqm approx



21 Elder St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 27/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 706 sqm approx