

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 Vernon Street, Blackburn South Vic 3130

Indicative selling price

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

Single price \$1,598,000

Median sale price

Median price \$1,211,000 House X Unit Suburb Blackburn South

Period - From 01/01/2017 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	8 Sheehans Rd BLACKBURN 3130	\$1,610,000	24/02/2018
2	4 Windermere Ct BLACKBURN 3130	\$1,600,000	28/10/2017
3	24 Marama St BLACKBURN SOUTH 3130	\$1,570,000	16/09/2017

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.

5 Vernon Street, Blackburn South Vic 3130

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jellisrcraig.com.au



4 3 2

Rooms:
Property Type: House
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$1,598,000
Median House Price
Year ending December 2017: \$1,211,000

Comparable Properties



8 Sheehans Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

4 2 -

Price: \$1,610,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 758 sqm approx



4 Windermere Ct BLACKBURN 3130 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,600,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 720 sqm approx



24 Marama St BLACKBURN SOUTH 3130 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,570,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 684 sqm approx