

Aaron McDonald 03 9877 1277 0402 145 395 aaronmcdonald@mcgrath.com.au

#### 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

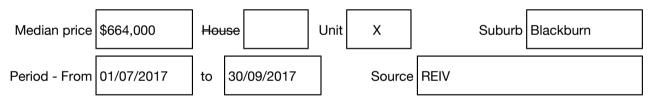
1-5A Queen Street, Blackburn Vic 3130

#### Indicative selling price

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

Single price \$348,000

#### Median sale price



#### 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	202/1136 Whitehorse Rd BOX HILL 3128	\$370,000	20/02/2017
2	316/6 Queen St BLACKBURN 3130	\$360,000	15/02/2017
3	201/3 Thiele Ct BLACKBURN 3130	\$335,000	23/01/2017

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## **McGrath**





Rooms: Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$348,000 **Median Unit Price** September quarter 2017: \$664,000

### **Comparable Properties**



202/1136 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments



Price: \$370,000 Method: Private Sale Date: 20/02/2017 Rooms: 2 Property Type: Apartment



316/6 Queen St BLACKBURN 3130 (REI)

Agent Comments



Price: \$360,000 Method: Private Sale Date: 15/02/2017 Rooms: 2 Property Type: Apartment



201/3 Thiele Ct BLACKBURN 3130 (REI)



Price: \$335.000 Method: Private Sale Date: 23/01/2017 Rooms: -

Property Type: Apartment

Agent Comments

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