McGrath

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	G17/17-21 Queen Street, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Single price \$499,000

Median sale price

Median price	\$732,750	Hou	se	Unit	Х	Suburb	Blackburn
Period - From	01/07/2016	to	30/06/2017		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

	and the state of t		
1	306/394-398 Middleborough Rd BLACKBURN 3130	\$523,000	15/05/2017
2	G06/21 Queen St BLACKBURN 3130	\$520,000	11/04/2017
3	111/20 Queen St BLACKBURN 3130	\$485,000	01/05/2017

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





Price

Date of sale

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Indicative Selling Price \$499,000 **Median Unit Price** Year ending June 2017: \$732,750

Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



306/394-398 Middleborough Rd BLACKBURN

3130 (REI)

-2

Price: \$523,000 Method: Private Sale Date: 15/05/2017

Rooms: -

Property Type: Apartment

G06/21 Queen St BLACKBURN 3130 (REI)

-- 2



Price: \$520,000 Method: Private Sale Date: 11/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



111/20 Queen St BLACKBURN 3130 (REI)

- 2



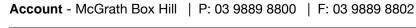


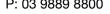
Price: \$485,000 Method: Private Sale Date: 01/05/2017

Rooms: 5

Property Type: Apartment

Agent Comments





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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