

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 13 Mahala Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$961,000 House Unit Suburb Blackburn South

Period - From 01/07/2018 to 30/06/2019 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	25 Samuel Rd BLACKBURN SOUTH 3130	\$1,074,000	01/06/2019
2	21 Boyd St BLACKBURN SOUTH 3130	\$1,066,000	01/06/2019
3	18 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,058,800	03/06/2019

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.

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



3 2 4

Rooms:
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2019: \$961,000

Comparable Properties



25 Samuel Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

3 2 2

Price: \$1,074,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 610 sqm approx



21 Boyd St BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

4 2 1

Price: \$1,066,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 533 sqm approx



18 Edinburgh Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

4 2 2

Price: \$1,058,800
Method: Sold Before Auction
Date: 03/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx