McGrath

Ellie Gong 9889 8800 0430 434 567 elliegong@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

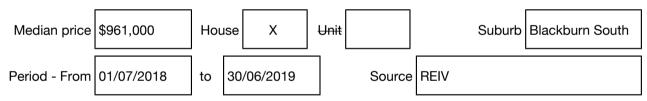
ss |13 Mahala Court, Blackburn South Vic 3130 nd | de |

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



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.

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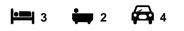
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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



propertydata

Mc**Grath**





Rooms: Property Type: House (Res) Land Size: 534 sqm approx Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

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) 3
2
2



Agent Comments

Agent Comments

Agent Comments



21 Boyd St BLACKBURN SOUTH 3130 (REI/VG) 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)



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

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