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

Property offered for sale

Address Including suburb and postcode

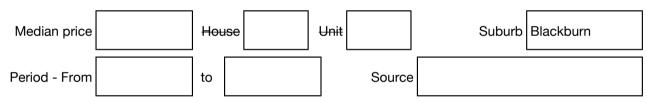
I-5A Queen Street, Blackburn Vic 3130
d

Indicative selling price

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

Range between	\$350,000	&	\$385,000
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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	6/18 Queen St BLACKBURN 3130	\$375,000	12/06/2018
2	G14/5a Queen St BLACKBURN 3130	\$365,000	26/02/2018
3	204/1-5a Queen St BLACKBURN 3130	\$355,000	01/06/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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

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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. 1-5A Queen Street, Blackburn Vic 3130

Mc**Grath**





Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

> Indicative Selling Price \$350,000 - \$385,000 No median price available

Comparable Properties

 == 1 == 1 =]		
Price: \$375,000		
Property Type: Flat/Unit/Apartment (Res)		
G14/5a Queen St BLACKBURN 3130 (REI)	Agent Comments	
 1 - -		
Price: \$365,000	_	
Property Type: Flat/Unit/Apartment (Res)		
204/1-5a Queen St BLACKBURN 3130 (REI)	Agent Comments	
 1 - 		
Price: \$355,000	_	
Property Type: Flat/Unit/Apartment (Res)		
	Method: Private Sale Date: 12/06/2018 Rooms: - Property Type: Flat/Unit/Apartment (Res) G14/5a Queen St BLACKBURN 3130 (REI) Image: 1 Image: - Price: \$365,000 Method: Private Sale Date: 26/02/2018 Rooms: - Property Type: Flat/Unit/Apartment (Res) 204/1-5a Queen St BLACKBURN 3130 (REI) Image: 1 Image: - Price: \$355,000 Method: Private Sale Date: 26/02/2018 Rooms: - Property Type: Flat/Unit/Apartment (Res)	

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