



 3  2  2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



1/5 Marian Ct BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,488,500

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: Townhouse (Res)

1/1 Barcelona St BOX HILL 3128 (REI)

Agent Comments

 5  3  2

Price: \$1,350,000

Method: Private Sale

Date: 11/12/2016

Rooms: 7

Property Type: Townhouse (Res)

2/8 Tyrrell Av BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 02/12/2016

Rooms: 6

Property Type: Unit

Land Size: 261 sqm

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

2/5 Marian Court, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,380,000

Median sale price

Median price \$730,000

Unit X

Suburb Blackburn

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/5 Marian Ct BLACKBURN 3130	\$1,488,500	13/05/2017
1/1 Barcelona St BOX HILL 3128	\$1,350,000	11/12/2016
2/8 Tyrrell Av BLACKBURN 3130	\$1,300,000	02/12/2016