

Grant Lynch

03 9877 1277

0408 110 011

grantlynch@mcgrath.com.au

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2017: \$672,500



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Offering scope for future updates, this well maintained unit presents a superb opportunity for downsizers or those seeking a low maintenance lifestyle. It's set in a quiet complex, a walk to Blackburn South shops, Gardiners Creek and quality schools.

Comparable Properties



2/121 Holland Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 3

Property Type: Unit



1/374 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 3

Property Type: Unit



6/29 Victoria St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$571,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: Unit

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

4/29 Baldwin Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$672,500

Unit X

Suburb Blackburn

Period - From 01/01/2017

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
2/121 Holland Rd BLACKBURN SOUTH 3130	\$540,000	17/12/2016
1/374 Middleborough Rd BLACKBURN 3130	\$550,000	25/02/2017
6/29 Victoria St BOX HILL 3128	\$571,000	25/03/2017