

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 Aberdeen Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$980,500 House X Unit Suburb Blackburn South

Period - From 01/10/2018 to 31/12/2018 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	2/12 Salisbury Av BLACKBURN 3130	\$1,100,000	07/11/2018
2	1/414 Middleborough Rd BLACKBURN 3130	\$1,011,800	17/11/2018
3	1 Mahala Ct BLACKBURN SOUTH 3130	\$970,000	13/10/2018

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.

2 Aberdeen Road, Blackburn South Vic 3130

McGrath

Hugh Trieu

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2018: \$980,500



4 2 2

Rooms:

Property Type: Townhouse

Land Size: 280 sqm approx

Agent Comments

Comparable Properties

2/12 Salisbury Av BLACKBURN 3130 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 07/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 175 sqm approx



1/414 Middleborough Rd BLACKBURN 3130 (VG)

Agent Comments

4 - -

Price: \$1,011,800

Method: Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 292 sqm approx



1 Mahala Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$970,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx