#### 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	2/9 Vine Street, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$980,000

#### Median sale price

Median price	\$782,500	Hou	Ise	Unit	Х		Suburb	Blackburn
Period - From	01/01/2019	to	31/03/2019		Sourc	e REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

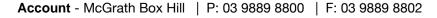
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale 1 2/545 Middleborough Rd BOX HILL NORTH 3129 \$950,000 01/02/2019 2 2/65 Laburnum St BLACKBURN 3130 \$910,000 18/04/2019

#### OR

3

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.



1/12 Frankcom St BLACKBURN 3130



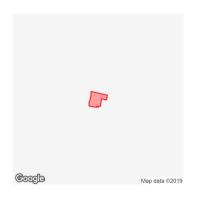


\$905,000

20/05/2019

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## **McGrath**





Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$980,000 Median Unit Price March quarter 2019: \$782,500

### Comparable Properties

2/545 Middleborough Rd BOX HILL NORTH

3129 (REI/VG)

Price: \$950,000 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



2/65 Laburnum St BLACKBURN 3130 (REI)

Price: \$910,000 Method: Private Sale Date: 18/04/2019 Rooms: -

Property Type: Townhouse (Single)

Agent Comments



1/12 Frankcom St BLACKBURN 3130 (REI)

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Price: \$905,000 Method: Private Sale Date: 20/05/2019

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 

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





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