McGrath

Chris Manolopoulos 03 9889 8800 0439 478 825 chrismanolopoulos@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 s							
Address Including suburb and postcode	1/17 Linden Street, Blackburn Vic 3130						

Indicative selling price

Range between	\$880,000	&	\$960,000
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Median sale price

Median price	\$1,330,000	Hou	se X	Unit		Suburb	Blackburn
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2a John Holland Ct BLACKBURN 3130	\$944,000	08/09/2018
2	2a Pakenham St BLACKBURN 3130	\$930,000	10/09/2018
3	2/41 St Clems Rd DONCASTER EAST 3109	\$900,000	27/10/2018

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.

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





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> **Indicative Selling Price** \$880,000 - \$960,000 **Median House Price** September quarter 2018: \$1,330,000

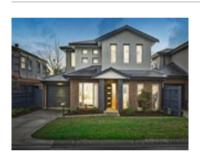


Rooms: 2

Property Type: Townhouse Land Size: 265 sqm approx

Agent Comments

Comparable Properties



2a John Holland Ct BLACKBURN 3130 (REI)

Price: \$944,000 Method: Auction Sale Date: 08/09/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2a Pakenham St BLACKBURN 3130 (REI/VG)

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Price: \$930,000

Method: Sold Before Auction

Date: 10/09/2018 Rooms: 4

Property Type: Townhouse (Res) Land Size: 250 sqm approx

2/41 St Clems Rd DONCASTER EAST 3109

(REI)

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Price: \$900,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

