## **McGrath**

Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	45 Baratta Street, Blackburn South Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,	000 &	\$1,200,000
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#### Median sale price

Median price	\$1,194,000	Ηοι	ıse X	Unit		Suk	burb	Blackburn South
Period - From	01/10/2017	to	31/12/2017		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	130 Middleborough Rd BLACKBURN SOUTH 3130	\$1,188,000	18/11/2017
2	28 Robert St BURWOOD EAST 3151	\$1,177,000	03/03/2018
3	71 Lorraine Dr BURWOOD EAST 3151	\$1,100,000	11/11/2017

#### 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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## **McGrath**

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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2017: \$1,194,000



Rooms:

Property Type: House

Land Size: 745.079 sqm approx

**Agent Comments** 

## Comparable Properties



130 Middleborough Rd BLACKBURN SOUTH

3130 (REI)

**1** 3

Price: \$1,188,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 716 sqm approx

**Agent Comments** 

Agent Comments

**Agent Comments** 



28 Robert St BURWOOD EAST 3151 (REI)

**--** 3



Price: \$1,177,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res)

71 Lorraine Dr BURWOOD EAST 3151 (REI)









Price: \$1,100,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House (Res) Land Size: 748 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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