McGrath

Jack Li 03 9889 8800 0430 133 425 jackli@mcgrath.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending March 2017: \$1,110,500





Agent Comments

Comparable Properties

30 Newhaven Rd BURWOOD EAST 3151 (REI)

- 1 🙃

Price: \$968,000 **Method:** Auction Sale **Date:** 17/06/2017

Rooms: -

-- 3

Property Type: House (Res) **Land Size:** 612 sqm approx

Agent Comments



15 Gidgee Ct FOREST HILL 3131 (REI)

🛌 3 늨 1 🛱

Price: \$970,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4

Property Type: House (Res)

Agent Comments



19 Lincoln St BURWOOD EAST 3151 (REI)

4 📥 2 🛱

Price: \$935,000 Method: Auction Sale Date: 01/04/2017 Rooms: 6

Property Type: House (Res) **Land Size:** 580 sqm approx

Agent Comments

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





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	10 Shaun Avenue, 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	\$900,000	&	\$990,000
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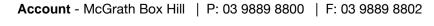
Median sale price

Median price \$1,110,500	House X	Suburb Blackburn South
Period - From 01/04/2016	to 31/03/2017	Source

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
30 Newhaven Rd BURWOOD EAST 3151	\$968,000	17/06/2017
15 Gidgee Ct FOREST HILL 3131	\$970,000	08/04/2017
19 Lincoln St BURWOOD EAST 3151	\$935,000	01/04/2017







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