### 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

105/1-5 Neil Court, Blackburn South Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$660,000					
Median sale p	rice									
Median price	\$889,000	Pro	operty Type	Unit			Suburb	Blackburn South		
Period - From	01/07/2020	to	30/06/2021		So	urce	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	3/40 Station St BURWOOD 3125	\$701,111	24/02/2021
2	1/20 Aberdeen Rd BLACKBURN SOUTH 3130	\$669,999	10/02/2021
3	3/21 Haig St BOX HILL SOUTH 3128	\$680,000	05/08/2020

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.

This Statement of Information was prepared on:

26/07/2021 13:17



# **M**c**Grath**





**Property Type:** Apartment **Land Size:** 85.2 sqm approx Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending June 2021: \$889,000

## **Comparable Properties**

3/40 Station St BURWOOD 3125 (VG)



Price: \$701,111 Method: Sale Date: 24/02/2021 Property Type: Flat/Unit/Apartment (Res)



1/20 Aberdeen Rd BLACKBURN SOUTH 3130 Agent Comments (VG)



Price: \$669,999 Method: Sale Date: 10/02/2021 Property Type: Flat/Unit/Apartment (Res)

3/21 Haig St BOX HILL SOUTH 3128 (VG)

Agent Comments

Agent Comments



Price: \$680,000 Method: Sale Date: 05/08/2020 Property Type: Flat/Unit/Apartment (Res)

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





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.