McGrath

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$599,000 **Median Unit Price** Year ending March 2017: \$800,000





Apartments of this type are a very new structure to the Blackburn area, as such there are very limited comparable sales available.

Comparable Properties



1/376 Burwood Hwy BURWOOD 3125 (REI)

Price: \$627,000 Method: Private Sale Date: 17/03/2017

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size:

Agent Comments

Agent Comments

Agent Comments



206/213 Burwood Hwy BURWOOD EAST 3151

(REI)

Price:

Method: Private Sale Date: 27/02/2017 Rooms: 3

Property Type: Apartment

Land Size:

3/76 Burwood Hwy BURWOOD EAST 3151

(REI)

Price: \$600,000 Method: Auction Sale Date: 25/02/2017 Rooms: -

Property Type: Villa

Land Size:

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.

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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	offered	for sal	е
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Address	204/90 Middleborough Road, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Single price \$599,000

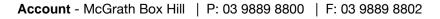
Median sale price

Median price	\$800,000		Unit X	Su	burb Blackburn South
Period - From	01/04/2016	to	31/03/2017	Source	REIV

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
1/376 Burwood Hwy BURWOOD 3125	\$627,000	17/03/2017
206/213 Burwood Hwy BURWOOD EAST 3151		27/02/2017
3/76 Burwood Hwy BURWOOD EAST 3151	\$600,000	25/02/2017







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