

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
2/7 Langtree Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,395,000 House X Unit Suburb Blackburn

Period - From 01/07/2016 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	1/7 Langtree Ct BLACKBURN 3130	\$1,550,000	19/04/2017
2	1/8 Tyrrell Av BLACKBURN 3130	\$1,450,000	18/04/2017
3	1/52 Goodwin St BLACKBURN 3130	\$1,361,000	26/11/2016

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.

Aaron McDonald

03 9877 1277

0402 145 395

aaronmcdonald@mcgrath.com.au

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

Year ending June 2017: \$1,395,000



4 3 2

Rooms:

Property Type:

Agent Comments

Comparable Properties

1/7 Langtree Ct BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 19/04/2017

Rooms: -

Property Type: House



1/8 Tyrrell Av BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 18/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 349 sqm approx



1/52 Goodwin St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,361,000

Method: Auction Sale

Date: 26/11/2016

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 300 sqm approx