

### 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

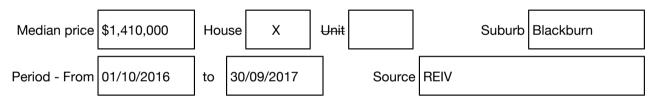
#### Indicative selling price

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

Range between \$1,200,000

&

#### Median sale price



\$1.300.000

#### 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	20 Essex St BLACKBURN NORTH 3130	\$1,300,000	23/09/2017
2	33 Esdale St BLACKBURN 3130	\$1,225,000	28/10/2017
3	9 Jackson St FOREST HILL 3131	\$1,197,000	26/08/2017

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 | P: 03 9877 1277 | F: 03 9878 1613

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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.

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





Rooms: Property Type: House Land Size: 622 sqm approx Agent Comments Aaron McDonald 03 9877 1277 0402 145 395 aaronmcdonald@mcgrath.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2017: \$1,410,000

### **Comparable Properties**

20 Essex St BLACKBURN NORTH 3130 (REI) 20 Essex St BLACKBURN S1 (St St S	Agent Comments
33 Esdale St BLACKBURN 3130 (REI) 4  3  5  1 Price: \$1,225,000 Method: Sold After Auction Date: 28/10/2017 Rooms: - Property Type: House Land Size: 699 sqm approx	Agent Comments
9 Jackson St FOREST HILL 3131 (REI) 9 Jackson S	Agent Comments

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