McGrath

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

Statement of Information

Single residential property located in the Melbourne metropolitan

| • • • • | | | | | | | | | |
|---|-----------------------|--|-------|----------------|---------|------------------|-------|--------------|-------------------------------------|
| | | | | | S | ection 4 | 7AF o | f the Estate | Agents Act 198 |
| Property offer | ed for s | sale | | | | | | | |
| Address Including suburb and postcode | | 219/17-21 Queen Street, Blackburn Vic 3130 | | | | | | | |
| Indicative sell | ing pri | се | | | | | | | |
| or the meaning | of this p | orice see | cons | sumer.vic.gov. | .au/und | erquoting | | | |
| Single price \$398,000 | | | | | | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$732,75 | 50 | Hou | se | Unit | Х | | Suburb | Blackburn |
| Period - From | Period - From 01/07/2 | | | 30/06/2017 | | Sourc | e REI | V | |
| Comparable p | roperty | / sales | (*Del | ete A or B b | elow a | as applic | able) | | |
| months | | estate a | | | | | | | in the last six- mparable to the |
| Address of comparable property | | | | | | | | Price | Date of sale |
| 1 | | | | | | | | | |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| OR | | | | | | | | | |
| D* The set | | | حالم | | | !! - ما ، راما - | | . 4 | h wa a . a a wa wa wa la la - |

The estate agent or agent's representative reasonably believes that fewer than three comparable В properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$398,000 **Median Unit Price**

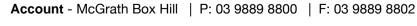
Year ending June 2017: \$732,750



Rooms: Property Type: Apartment **Agent Comments**

Comparable Properties

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. The one bedroom apartments with internal size over 50 sqm in the area would sell in the price range between \$364,000-\$400,000.









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