

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

3/53-55 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,140,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

14/10/2021

to

13/10/2022

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	93a Esdale St NUNAWADING 3131	\$1,080,000	06/06/2022
2	12/27 Laburnum St BLACKBURN 3130	\$1,015,000	26/07/2022
3	4/2 Fortune St BOX HILL NORTH 3129	\$1,010,000	30/07/2022

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:

14/10/2022 13:23

3/53-55 Williams Road, Blackburn Vic 3130

McGrath

Joo Ming (JM) Lim

03 9889 8800

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

14/10/2021 - 13/10/2022: \$1,140,000



  2
bath
room
s + 1
pow
der
room
3 2

Property Type: Townhouse

Agent Comments

Comparable Properties

93a Esdale St NUNAWADING 3131 (VG)

Agent Comments

 3  -  -

Price: \$1,080,000

Method: Sale

Date: 06/06/2022

Property Type: Flat/Unit/Apartment (Res)



12/27 Laburnum St BLACKBURN 3130 (VG)

Agent Comments

 3  -  -

Price: \$1,015,000

Method: Sale

Date: 26/07/2022

Property Type: Flat/Unit/Apartment (Res)



4/2 Fortune St BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Auction Sale

Date: 30/07/2022

Property Type: Townhouse (Res)

Land Size: 202 sqm approx

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



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