

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

14/37 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$741,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2019 to 30/09/2020 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	2/290 Springfield Rd NUNAWADING 3131	\$715,000	08/08/2020
2	1/22 Gay St BLACKBURN NORTH 3130	\$682,000	21/07/2020
3			

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.

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending September 2020: \$741,000



 2  1  2

Property Type: Unit

Agent Comments

Comparable Properties

**2/290 Springfield Rd NUNAWADING 3131
(REI/VG)**

Agent Comments

 2  2  2

Price: \$715,000

Method: Auction Sale

Date: 08/08/2020

Property Type: Unit

Land Size: 480 sqm approx



**1/22 Gay St BLACKBURN NORTH 3130
(REI/VG)**

Agent Comments

 2  1  1

Price: \$682,000

Method: Private Sale

Date: 21/07/2020

Property Type: Unit

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.