

9877 1855 0422 256 948

rohan.calder@noeljones.com.au

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

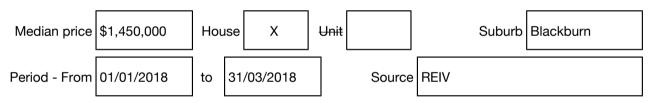
s |41 Williams Road, Blackburn Vic 3130 d e

Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,320,000

Median sale price



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	49 Koonung Rd BLACKBURN NORTH 3130	\$1,300,000	16/12/2017
2	8 Kent CI BLACKBURN NORTH 3130	\$1,300,000	03/03/2018
3	42 Williams Rd BLACKBURN 3130	\$1,300,000	25/11/2017

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.

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propertydata

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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.



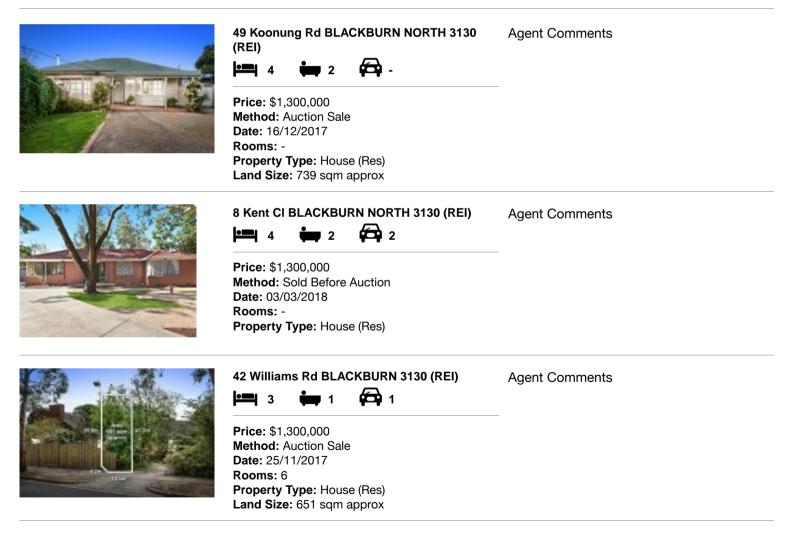




Rooms: Property Type: House Land Size: 820.277 sqm approx Agent Comments Rohan Calder 9877 1855 0422 256 948 rohan.calder@noeljones.com.au

> Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price March quarter 2018: \$1,450,000

Comparable Properties



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