

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

41 Williams Road, Blackburn Vic 3130

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

Median price \$1,450,000

House

X

Unit

Suburb

Blackburn

Period - From 01/01/2018

to

31/03/2018

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	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.

41 Williams Road, Blackburn Vic 3130

Noel Jones

Rohan Calder

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2018: \$1,450,000



 4  2  1

Rooms:

Property Type: House

Land Size: 820.277 sqm approx

Agent Comments

Comparable Properties



49 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  -

Price: \$1,300,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 739 sqm approx



8 Kent CI BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 03/03/2018

Rooms: -

Property Type: House (Res)



42 Williams Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,300,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 651 sqm approx