

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

58 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,402,500

Property Type

House

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	25 Ohara St BLACKBURN 3130	\$1,634,000	05/12/2020
2	6 Service Rd BLACKBURN 3130	\$1,625,000	16/12/2020
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.~~

This Statement of Information was prepared on:

22/12/2020 14:35

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Indicative Selling Price

\$1,595,000

Median House Price

Year ending September 2020: \$1,402,500



 3  1  2

Property Type: House (Res)

Land Size: 913 sqm approx

Agent Comments

Comparable Properties



25 Ohara St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,634,000

Method: Sold Before Auction

Date: 05/12/2020

Property Type: House (Res)

Land Size: 886 sqm approx



6 Service Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  -

Price: \$1,625,000

Method: Sale by Tender

Date: 16/12/2020

Property Type: House

Land Size: 902 sqm approx

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.