Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	58 Williams Road, Blackburn Vic 3130
Including suburb and	
postcode	

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 Ho	use	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

- Lucios de Compando proporty			Date of care
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			

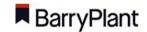
OR

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



Date of sale





Indicative Selling Price \$1,595,000 **Median House Price**

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





Property Type: House (Res) Land Size: 913 sqm approx **Agent Comments**

Comparable Properties



25 Ohara St BLACKBURN 3130 (REI)





Price: \$1,634,000

Method: Sold Before Auction

Date: 05/12/2020

Property Type: House (Res) Land Size: 886 sqm approx

Agent Comments



6 Service Rd BLACKBURN 3130 (REI)





Price: \$1,625,000 Method: Sale by Tender Date: 16/12/2020 Property Type: House Land Size: 902 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



