## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3/37 Williams Road, Blackburn Vic 3130
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$630,000	&	\$690,000
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### Median sale price

Median price	\$696,000	Pro	perty Type U	nit		Suburb	Blackburn
Period - From	01/07/2019	to	30/09/2019	So	urce	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

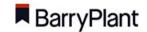
Add	dress of comparable property	Price	Date of sale
1	3/2 Mersey St BOX HILL NORTH 3129	\$681,000	29/05/2019
2	5/12 John St BLACKBURN 3130	\$660,000	11/05/2019
3	5/32 Simpsons Rd BOX HILL 3128	\$650,000	28/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/11/2019 21:53







Indicative Selling Price \$630,000 - \$690,000 Median Unit Price September quarter 2019: \$696,000





**Property Type:** 

Flat/Unit/Apartment (Res)
Land Size: 149 sqm approx

**Agent Comments** 

# Comparable Properties



3/2 Mersey St BOX HILL NORTH 3129 (VG)

**2** 



**6** -

Price: \$681,000 Method: Sale Date: 29/05/2019

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



5/12 John St BLACKBURN 3130 (REI/VG)

**–** 2



**J** 1

**₽** 1

Price: \$660,000 Method: Private Sale Date: 11/05/2019 Rooms: 4

Property Type: Unit

**Agent Comments** 



5/32 Simpsons Rd BOX HILL 3128 (VG)

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Price: \$650,000 Method: Sale Date: 28/06/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



