

# 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

3/37 Williams Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$696,000

Property Type Unit

Suburb Blackburn

Period - From 01/07/2019

to 30/09/2019

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	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 comparable properties 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

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**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

September quarter 2019: \$696,000



 2    1    1

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 149 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

 2    -    -

**Price:** \$681,000

**Method:** Sale

**Date:** 29/05/2019

**Property Type:** Flat/Unit/Apartment (Res)



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

Agent Comments

 2    1    1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 11/05/2019

**Rooms:** 4

**Property Type:** Unit



5/32 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments

 2    -    -

**Price:** \$650,000

**Method:** Sale

**Date:** 28/06/2019

**Property Type:** Flat/Unit/Apartment (Res)