

Terry Burgoyne 0404 842 771 tburgoyne@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

		Section 47	AF of the Estate Agents Act 18	g
Property offered for	sale			
Address Including suburb and postcode	43 Williams Road, B	lackburn Vic 3130		
Indicative selling prid	ce			
For the meaning of this p	orice see consumer.vi	ic.gov.au/underquoting		
Range between \$1,60	0,000	\$1,760,000		
Median sale price			20	
Median price \$1,440,	000 House	X Unit	Suburb Blackburn	
Period - From 01/04/2	017 to 31/03/2	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	24 Lake Rd BLACKBURN 3130	\$1,758,000	16/12/2017
2	5 Boongarry Av BLACKBURN 3130	\$1,670,000	03/03/2018
3	8 Sheehans Rd BLACKBURN 3130	\$1,610,000	24/02/2018

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.

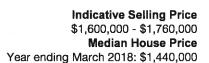
Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 813 sqm approx

Agent Comments





24 Lake Rd BLACKBURN 3130 (REI/VG)





Price: \$1,758,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 874 sqm approx

Agent Comments



5 Boongarry Av BLACKBURN 3130 (REI)





Price: \$1,670,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

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



8 Sheehans Rd BLACKBURN 3130 (REI)





Price: \$1,610,000 Method: Auction Sale Date: 24/02/2018

Rooms:

Property Type: House (Res) Land Size: 758 sqm approx Agent Comments

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