

## 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

43 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 \$1,600,000

&amp;

\$1,760,000

**Median sale price**

Median price \$1,440,000

House

X

Unit

Suburb Blackburn

Period - From 01/04/2017

to

31/03/2018

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.~~



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 813 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending March 2018: \$1,440,000

## Comparable Properties



**24 Lake Rd BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,758,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx



**5 Boongarry Av BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 886 sqm approx



**8 Sheehans Rd BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx