

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

57A Williams Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,508,000

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to

31/03/2023

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	6 Heath St BLACKBURN 3130	\$1,800,000	18/03/2023
2	69 Williams Rd BLACKBURN 3130	\$1,790,000	26/05/2023
3	34 Caroline Cr BLACKBURN NORTH 3130	\$1,771,000	04/03/2023

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:

15/06/2023 15:05

57A Williams Road, Blackburn Vic 3130

McGrath

Ripple Wu

03 9889 8800

0433 903 099

ripplewu@mcgrath.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2023: \$1,508,000



5 3 2

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



6 Heath St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 943 sqm approx



69 Williams Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,790,000

Method: Private Sale

Date: 26/05/2023

Property Type: House

Land Size: 829 sqm approx



34 Caroline Cr BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,771,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 585 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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