

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	54A & 54B Williams Road, Blackburn Vic 3130
---	---

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,355,000	House	X	Unit		Suburb	Blackburn
Period - From	01/04/2018	to	30/06/2018	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	43 Williams Rd BLACKBURN 3130	\$1,720,000	16/05/2018
2	31 Ohara St BLACKBURN 3130	\$1,600,000	30/06/2018
3	17 OHara St BLACKBURN 3130	\$1,455,000	22/09/2018

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.~~

54A & 54B Williams Road, Blackburn Vic 3130



Andrew Gan
03 9899 7888
0418 229 273
andrew.gan@ihomesre.com.au



5 2

Rooms:
Property Type: TWO HOMES ON ONE TITLE
Land Size: 980 APPROX sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2018: \$1,355,000

Comparable Properties

43 Williams Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 - -

Land: 812 sqm

Price: \$1,720,000
Method: Private Sale
Date: 16/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 812 sqm approx



31 Ohara St BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 1

Price: \$1,600,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 668 sqm approx



17 OHara St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Land: 882 sqm

Price: \$1,455,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 6
Property Type: House (Res)