

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$766,000

Property type

Unit

Suburb

Blackburn

Period-from

06 Nov 2024

to

06 May 2025

Source

Corelogic

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 6 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

13/37 WILLIAMS ROAD BLACKBURN VIC 3130	\$687,000	03-May-25
10/37 WILLIAMS ROAD BLACKBURN VIC 3130	\$728,000	05-Mar-25
6/20A LABURNUM STREET BLACKBURN VIC 3130	\$652,000	30-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 06 May 2025