

Michelle Yan

03 9877 1277

0412 701 190

michelleyan@mcgrath.com.au



 3
  2
  2

Rooms:**Property Type:** House**Land Size:** 567 sqm**Agent Comments**

Exuding immense appeal, this beautiful family home combines yesteryear charm with modern enhancements across a superb single level. It graces a private 567sqm manicured block in a picturesque street, a stroll to shops, cafés, schools and public transport.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2017: \$1,300,000

Comparable Properties

**45 Rosalind Cr BLACKBURN 3130 (REI)**

Agent Comments

 3
  1
  1

Price: \$1,120,000**Method:** Auction Sale**Date:** 18/03/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 598 sqm**29 Bridgeford Av BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3
  2
  2

Price: \$1,125,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 597 sqm**10 Ellison St BLACKBURN 3130 (REI)**

Agent Comments

 3
  1
  1

Price: \$1,195,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 685 sqm

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 74 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 House X Suburb Blackburn

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
45 Rosalind Cr BLACKBURN 3130	\$1,120,000	18/03/2017
29 Bridgeford Av BLACKBURN NORTH 3130	\$1,125,000	08/04/2017
10 Ellison St BLACKBURN 3130	\$1,195,000	29/04/2017