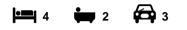
## **M**c**Grath**





Rooms: Property Type: House Land Size: 762 sqm Agent Comments Grant Lynch 03 9877 1277 0408 110 011 grantlynch@mcgrath.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2017: \$1,074,000

### **Comparable Properties**



13 Bridgeford Av BLACKBURN NORTH 3130 (REI)



Price: \$1,070,000 Method: Sold Before Auction Date: 02/03/2017 Rooms: 6 Property Type: House (Res) Land Size: 661 sqm

3 Sheila St BLACKBURN NORTH 3130 (REI) Agent Comments

Price: \$1,090,000 Method: Auction Sale Date: 01/04/2017 Rooms: 7 Property Type: House (Res) Land Size: 643 sqm



23 Gay St BLACKBURN NORTH 3130 (REI)



N NORTH 3130 (REI) Agen

Agent Comments

Agent Comments

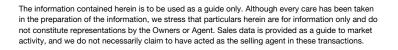
Price: \$1,140,000 Method: Auction Sale Date: 11/02/2017 Rooms: 5 Property Type: House (Res)

Property Type: House ( Land Size: 645 sqm

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#### 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 3 Harcourt Street, Blackburn North Vic 3130 Including suburb and postcode

#### Indicative selling price

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



#### **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
13 Bridgeford Av BLACKBURN NORTH 3130	\$1,070,000	02/03/2017
3 Sheila St BLACKBURN NORTH 3130	\$1,090,000	01/04/2017
23 Gay St BLACKBURN NORTH 3130	\$1,140,000	11/02/2017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.