



 4  2  3

**Rooms:**

**Property Type:** House

**Land Size:** 762 sqm

**Agent Comments**

## Comparable Properties



**13 Bridgeford Av BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 4  1  1

**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**

 4  2  1

**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)**

**Agent Comments**

 3  1  1

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 11/02/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 645 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

3 Harcourt Street, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,074,000

House X

Suburb Blackburn North

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
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