#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	8 Kent Close, Blackburn North Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$990,000	&	\$1,089,000

#### Median sale price

Median price	\$1,150,000	Hou	ise X	Unit		:	Suburb	Blackburn North
Period - From	01/01/2017	to	31/12/2017		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 23 Bridgeford Av BLACKBURN NORTH 3130 \$1,085,000 09/09/2017 2 7 Kent CI BLACKBURN NORTH 3130 \$1,030,000 09/12/2017 3 10 Kathleen St BLACKBURN NORTH 3130 \$996,000 21/10/2017

#### 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.

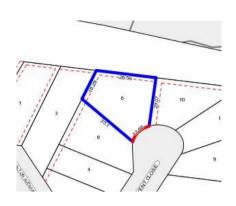
**Account** - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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## **McGrath**





Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$990,000 - \$1,089,000 **Median House Price** Year ending December 2017: \$1,150,000

### Comparable Properties



23 Bridgeford Av BLACKBURN NORTH 3130

(REI) **-**3

Price: \$1,085,000 Method: Auction Sale Date: 09/09/2017

Rooms: 6

Property Type: House (Res) Land Size: 617 sqm approx

**Agent Comments** 



7 Kent CI BLACKBURN NORTH 3130 (REI)





Price: \$1.030.000 Method: Auction Sale Date: 09/12/2017

Rooms: 7

Property Type: House (Res)

**Agent Comments** 

Agent Comments



10 Kathleen St BLACKBURN NORTH 3130

(REI)

Price: \$996,000 Method: Auction Sale Date: 21/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 536 sqm approx





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