

## 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 6 Bridgeford Avenue, 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,133,750 House X Unit Suburb Blackburn North

Period - From 01/04/2018 to 30/06/2018 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	6 Lynette St NUNAWADING 3131	\$1,100,000	24/03/2018
2	95 Shafer Rd BLACKBURN NORTH 3130	\$1,057,500	23/06/2018
3	16 Greenglade Ct BLACKBURN NORTH 3130	\$1,008,000	05/05/2018

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.

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 4  2  2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 646 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

June quarter 2018: \$1,133,750

## Comparable Properties



**6 Lynette St NUNAWADING 3131 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**95 Shafer Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments

 4  1  1

**Price:** \$1,057,500

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**16 Greenglade Ct BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,008,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 537 sqm approx