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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	y offered	for sale
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Address	6 Bridgeford Avenue, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,100,000
	&

Median sale price

Median price	\$1,133,750	Hou	ise X	Unit		Su	uburb	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.

Add	dress 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

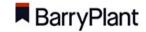
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2018: \$1,133,750





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 646 sqm approx

Agent Comments

Comparable Properties



6 Lynette St NUNAWADING 3131 (REI/VG)





Price: \$1,100,000 Method: Auction Sale Date: 24/03/2018 Rooms: 5

Property Type: House (Res) Land Size: 592 sqm approx

Agent Comments



95 Shafer Rd BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,057,500 Method: Auction Sale Date: 23/06/2018

Rooms: 7

Property Type: House (Res) Land Size: 580 sqm approx











Price: \$1,008,000 Method: Auction Sale Date: 05/05/2018 Rooms: 7

Property Type: House Land Size: 537 sqm approx **Agent Comments**







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