

---

**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

---

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

31 Bridgeford Avenue, Blackburn North

**Single price**

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

\$1,090,000

**Median sale price**

Median price \$1,130,250

House

x

Suburb Blackburn North

Period - June quarter 2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

**Comparable property sales**

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. 74 Kett Street, Blackburn North	\$1,110,000	29/07/2017
2. 169 Springfield Road, Blackburn North	\$1,100,000	15/07/2017
3. 9 Esta Street, Blackburn North	Price Withheld	10/07/2017