

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

14 Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,272,750

Property Type House

Suburb Blackburn North

Period - From 01/10/2020

to

30/09/2021

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	3 Belvedere Ct BLACKBURN NORTH 3130	\$1,120,000	22/05/2021
2	3 Slater Av BLACKBURN NORTH 3130	\$1,090,000	03/07/2021
3	18 Bridgeford Av BLACKBURN NORTH 3130	\$1,010,000	27/05/2021

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.~~

This Statement of Information was prepared on:

22/10/2021 10:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2021: \$1,272,750

Comparable Properties



3 Belvedere Ct BLACKBURN NORTH 3130
(REI/VG)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 529 sqm approx

3 Slater Av BLACKBURN NORTH 3130
(REI/VG)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 584 sqm approx



18 Bridgeford Av BLACKBURN NORTH 3130
(REI/VG)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 420 sqm approx

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