

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

7 Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Blackburn North

Period - From 01/04/2021

to 31/03/2022

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 Kendall St NUNAWADING 3131	\$1,142,000	02/04/2022
2	14 Iris Ct BLACKBURN NORTH 3130	\$1,120,000	11/06/2022
3			

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:

23/06/2022 15:36

7 Bridgeford Avenue, Blackburn North Vic 3130

McGrath

Elliot Kyriakou

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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

Year ending March 2022: \$1,320,000



 3  1  1

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



6 Kendall St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,142,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 600 sqm approx



14 Iris Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,120,000

Method: Sold Before Auction

Date: 11/06/2022

Property Type: House (Res)

Land Size: 601 sqm approx

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 Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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