

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

37 Brendale Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,090,000

Property Type House

Suburb Blackburn North

Period - From 01/10/2020

to

31/12/2020

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 Essex St BLACKBURN NORTH 3130	\$1,680,000	05/12/2020
2			
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:

17/02/2021 09:04

37 Brendale Avenue, Blackburn North Vic 3130



Matthew Scafidi

9908 5700

0433 795 006

matthewscafidi@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2020: \$1,090,000



4 2 2

Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

Comparable Properties

**3 Essex St BLACKBURN NORTH 3130
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 627 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 - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.