

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

30 Brendale 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 & \$1,200,000

Median sale price

Median price \$1,315,500 Property Type House Suburb Blackburn North

Period - From 01/04/2022 to 30/06/2022 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	12 Fairlane Ct BLACKBURN NORTH 3130	\$1,245,000	07/04/2022
2	5 Salvana Av MITCHAM 3132	\$1,208,000	16/07/2022
3	40 Marchiori Rd BLACKBURN NORTH 3130	\$1,055,000	02/07/2022

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:

02/09/2022 14:14



 4  1  1

Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2022: \$1,315,500

Comparable Properties



12 Fairlane Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,245,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: House (Res)
Land Size: 649 sqm approx



5 Salvana Av MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,208,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 603 sqm approx



40 Marchiori Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,055,000
Method: Auction Sale
Date: 02/07/2022
Property Type: House (Res)
Land Size: 586 sqm approx

Account - Barry Plant | P: 03 9842 8888