

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

35 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

&

\$1,200,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2024

to

30/06/2024

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	8 Gunyah Rd BLACKBURN NORTH 3130	\$1,175,000	13/07/2024
2	37 Mcculloch St NUNAWADING 3131	\$1,102,000	25/05/2024
3	4 Trevor Ct NUNAWADING 3131	\$1,125,000	25/05/2024

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:

28/08/2024 12:16

35 Bridgeford Avenue, Blackburn North Vic 3130



Steve Burke

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2024: \$1,350,000



3 1 2

Rooms: 3

Property Type: House

Agent Comments

Comparable Properties



8 Gunyah Rd BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House (Res)

Land Size: 585 sqm approx



37 McCulloch St NUNAWADING 3131 (REI/VG) Agent Comments

3 1 1

Price: \$1,102,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 587 sqm approx



4 Trevor Ct NUNAWADING 3131 (REI/VG) Agent Comments

3 1 5

Price: \$1,125,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 730 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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