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	4 Gwenda Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $1,523,500 Property Type House Suburb Blackburn

Period - From 01/10/2023 to 30/09/2024 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	32 Jeffery St BLACKBURN 3130	$2,850,000	09/07/2024
2	7 Masons Rd BLACKBURN 3130	$2,615,000	01/06/2024
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: 22/10/2024 11:08

4 Gwenda Avenue, Blackburn Vic 3130

Lachlan Walker
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5 2 3

Property Type: House
Land Size: 1009 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending September 2024: $1,523,500

Comparable Properties



32 Jeffery St BLACKBURN 3130 (REI)

5 3 2

Price: $2,850,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 2222 sqm approx

Agent Comments



7 Masons Rd BLACKBURN 3130 (REI/VG)

5 2 2

Price: $2,615,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

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.

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