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 Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,268,000 Property Type House Suburb Blackburn North

Period - From 01/01/2024 to 31/12/2024 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	33 Hibiscus Rd BLACKBURN NORTH 3130	$1,504,000	07/12/2024
2	49 Koonung Rd BLACKBURN NORTH 3130	$1,520,000	08/11/2024
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: 25/02/2025 17:40

37 Bridgeford Avenue, Blackburn North Vic 3130

Annie Shih
0421 943 079
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4 2 1

Property Type: House
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending December 2024: $1,268,000

Comparable Properties



33 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

4 1 2

Price: $1,504,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



49 Koonung Rd BLACKBURN NORTH 3130 (REI)

4 3 3

Price: $1,520,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 739 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.

Account - Jellis Craig | P: (03) 9908 5700

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