

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



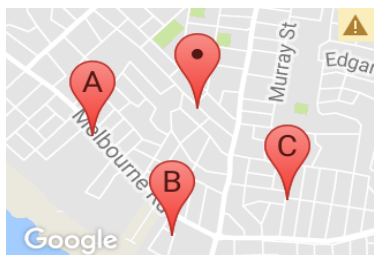
25 LANSDOWNE STREET, BLAIRGOWRIE,  3  2  2

Indicative Selling Price

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

Price Range: **\$750,000 to \$785,000**

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$827,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



345 MELBOURNE RD, BLAIRGOWRIE, VIC 3942  3  2  3

Sale Price

***\$740,000**

Sale Date: 04/08/2017

Distance from Property: 702m



2 MUNGALA CRES, BLAIRGOWRIE, VIC 3942  3  1  2

Sale Price

***\$655,000**

Sale Date: 26/07/2017

Distance from Property: 920m



25 PARDONER RD, RYE, VIC 3941  3  2  1

Sale Price

***\$620,000**

Sale Date: 22/07/2017

Distance from Property: 879m



This report has been compiled on 05/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 LANSDOWNE STREET, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Price Range:

\$750,000 to \$785,000

Median sale price

Median price

\$827,500

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
345 MELBOURNE RD, BLAIRGOWRIE, VIC 3942	*\$740,000	04/08/2017
2 MUNGALA CRES, BLAIRGOWRIE, VIC 3942	*\$655,000	26/07/2017
25 PARDONER RD, RYE, VIC 3941	*\$620,000	22/07/2017