

## 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

13 Melibee Street Blairgowrie VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

### 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 6 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 43 Reeves Street Blairgowrie VIC 3942 | \$875,000   | 22-May-19 |
| 89 Canterbury Jetty Road Rye VIC 3941 | \$905,000   | 05-Aug-19 |
| 18 Caxton Street Blairgowrie VIC 3942 | \$1,055,000 | 30-Mar-19 |

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 6 months.~~

This Statement of Information was prepared on: 02 January 2020



**43 Reeves Street Blairgowrie VIC 3942**

4 2 2

Sold Price

**\$875,000**

Sold Date

**22-May-19**

Distance

**0.25km**



**89 Canterbury Jetty Road Rye VIC 3941**

4 2 2

Sold Price

**\$905,000**

Sold Date

**05-Aug-19**

Distance

**0.43km**



**18 Caxton Street Blairgowrie VIC 3942**

4 2 2

Sold Price

**\$1,055,000**

Sold Date

**30-Mar-19**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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