

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 KNOX ROAD BLAIRGOWRIE VIC 3942

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,000

Property type

Business

Suburb

Blairgowrie

Period-from

01 Feb 2022

to

31 Jan 2023

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

13 CARSLAKE AVENUE BLAIRGOWRIE VIC 3942	-	31-Jan-23
86 REVELL STREET BLAIRGOWRIE VIC 3942	\$1,300,000	22-Nov-22
34 LANSLOWNE STREET BLAIRGOWRIE VIC 3942	\$1,205,000	24-Oct-22

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: 21 February 2023



13 CARSLAKE AVENUE BLAIRGOWRIE VIC 3942

3 1 2

Sold Price

RS - UN

Sold Date **31-Jan-23**

Distance **0.88km**



86 REVELL STREET BLAIRGOWRIE VIC 3942

2 1 6

Sold Price

\$1,300,000

Sold Date **22-Nov-22**

Distance **0.66km**



34 LANSDOWNE STREET BLAIRGOWRIE VIC 3942

3 1 2

Sold Price

\$1,205,000

Sold Date **24-Oct-22**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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