

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

56 GARDEN STREET 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

\$1,595,000

&

\$1,695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,735,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jan 2022

to

31 Dec 2022

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

4 REEVES STREET BLAIRGOWRIE VIC 3942	\$1,705,000	04-Dec-22
35 MACFARLAN AVENUE BLAIRGOWRIE VIC 3942	\$1,575,000	06-Nov-22
55 REVELL STREET BLAIRGOWRIE VIC 3942	-	26-Sep-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: 02 January 2023



4 REEVES STREET BLAIRGOWRIE VIC 3942

Sold Price ^{RS} **\$1,705,000** Sold Date **04-Dec-22**

4 2 2

Distance **0.78km**



35 MACFARLAN AVENUE BLAIRGOWRIE VIC 3942

Sold Price **\$1,575,000** Sold Date **06-Nov-22**

3 2 2

Distance **1.25km**



55 REVELL STREET BLAIRGOWRIE VIC 3942

Sold Price ^{RS UN} **\$1,705,000** Sold Date **26-Sep-22**

3 2 3

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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