

## 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

15 Carslake Avenue 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

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,252,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Jul 2020

to

30 Jun 2021

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

1 Shipman Street Blairgowrie VIC 3942	\$1,100,000	03-Apr-21
33 Lansdowne Street Blairgowrie VIC 3942	\$1,245,000	20-Mar-21
72 Revell Street Blairgowrie VIC 3942	\$1,200,000	06-Apr-21

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: 08 July 2021



**1 Shipman Street Blairgowrie VIC 3942**

 3  2  3

Sold Price

**\$1,100,000**

Sold Date

**03-Apr-21**

Distance

**0.47km**



**33 Lansdowne Street Blairgowrie VIC 3942**

 3  2  1

Sold Price

**\$1,245,000**

Sold Date

**20-Mar-21**

Distance

**1.08km**



**72 Revell Street Blairgowrie VIC 3942**

 3  2  2

Sold Price

**\$1,200,000**

Sold Date

**06-Apr-21**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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