

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

6 BROOKE CRESCENT 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

\$3,500,000

&

\$3,850,000

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

6-8 BEACH AVENUE BLAIRGOWRIE VIC 3942	\$3,725,000	31-Oct-22
14 MUNRO STREET BLAIRGOWRIE VIC 3942	\$3,635,000	10-Oct-22
2 HEAD STREET BLAIRGOWRIE VIC 3942	\$3,500,000	22-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: 16 January 2023