

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

7 Sinclair 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Nov 2018

to

31 Oct 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

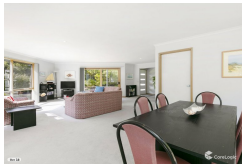
Date of sale

1 Champion Street Blairgowrie VIC 3942	\$805,000	30-Sep-19
11 Beach Avenue Blairgowrie VIC 3942	\$850,000	01-Nov-19
23 Hester Street Blairgowrie VIC 3942	\$860,500	31-Aug-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: 19 November 2019



1 Champion Street Blairgowrie VIC 3942

Sold Price

^{RS} \$805,000

Sold Date

30-Sep-19

3

2

2

Distance

0.22km



11 Beach Avenue Blairgowrie VIC 3942

Sold Price

\$850,000^{UN}

Sold Date

01-Nov-19

3

1

1

Distance

1.25km



23 Hester Street Blairgowrie VIC 3942

Sold Price

\$860,500

Sold Date

31-Aug-19

3

1

2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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