

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

4 FAIRFAX 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

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 FAIRFAX STREET BLAIRGOWRIE VIC 3942	\$1,095,000	24-Jul-24
10 COURT STREET BLAIRGOWRIE VIC 3942	\$1,150,000	17-Jul-24
27 RIDLEY STREET BLAIRGOWRIE VIC 3942	\$1,125,000	23-Oct-24

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.~~

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9 FAIRFAX STREET BLAIRGOWRIE VIC 3942 Sold Price ^{RS} **\$1,095,000** Sold Date **24-Jul-24**

3 2 -

Distance **0.07km**



10 COURT STREET BLAIRGOWRIE VIC 3942 Sold Price **\$1,150,000** Sold Date **17-Jul-24**

3 1 2

Distance **0.69km**



27 RIDLEY STREET BLAIRGOWRIE VIC 3942 Sold Price **\$1,125,000** Sold Date **23-Oct-24**

3 1 -

Distance **1.53km**

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

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