

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 26 Munro Street, Blairgowrie VIC 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,550,000 Property type House Suburb Blairgowrie VIC 3942

Period - From 01/03/2021 to 28/02/2022 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
67 Ridley Street, Blairgowrie VIC 3942	\$2,400,000	31/12/2021
6-8 Hilltop Avenue, Blairgowrie VIC 3942	\$2,640,000	21/11/2021
11 Hilltop Avenue, Blairgowrie VIC 3942	\$2,750,000	20/11/2021

This Statement of Information was prepared on: 15/03/2022