

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

8 Foam Avenue 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Dec 2019

to

30 Nov 2020

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

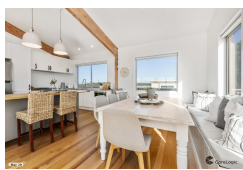
Date of sale

9 Foam Avenue Blairgowrie VIC 3942	\$1,395,000	13-Jun-20
9 Central Avenue Blairgowrie VIC 3942	\$1,200,000	12-Dec-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: 09 December 2020



9 Foam Avenue Blairgowrie VIC 3942

 3  2  2

Sold Price **\$1,395,000** Sold Date **13-Jun-20**

Distance **0.07km**



9 Central Avenue Blairgowrie VIC 3942

 4  2  2

Sold Price **\$1,200,000** Sold Date **12-Dec-19**

Distance **0.3km**

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

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