

STATEMENT OF INFORMATION

428 MELBOURNE ROAD, BLAIRGOWRIE, VIC 3942

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



428 MELBOURNE ROAD, BLAIRGOWRIE,  4  3  2

Indicative Selling Price

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

Price Range: **\$975,000 to \$1,050,000**

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$815,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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 six months.



88 ST JOHNS WOOD RD, BLAIRGOWRIE, VIC  3  1  2

Sale Price

\$1,100,000

Sale Date: 01/06/2017

Distance from Property: 524m



7 MACFARLAN AVE, BLAIRGOWRIE, VIC 3942  3  2  2

Sale Price

***\$945,000**

Sale Date: 22/05/2017

Distance from Property: 364m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$975,000 to \$1,050,000

Median sale price

Median price

\$815,000

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
88 ST JOHNS WOOD RD, BLAIRGOWRIE, VIC 3942	\$1,100,000	01/06/2017
7 MACFARLAN AVE, BLAIRGOWRIE, VIC 3942	*\$945,000	22/05/2017