

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



MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$815,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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 Sale Price \$1,100,000 Sale Date: 01/06/2017 Distance from Property: 524m 7 MACFARLAN AVE, BLAIRGOWRIE, VIC 3942 E 3 E 2 E 2 Sale Price



*\$945,000

Sale Date: 22/05/2017

Distance from Property: 364m

This report has been compiled on 03/11/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 428 MELBOURNE ROAD, BLAIRGOWRIE, VIC 3942

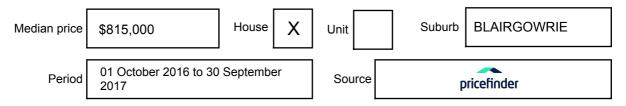
Indicative selling price

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

Price Range:

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

Median sale price



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