

## 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

69 MACFARLAN AVENUE BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,995,000

&

\$2,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,683,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 56 MACFARLAN AVENUE BLAIRGOWRIE VIC 3942 | \$2,020,000 | 31-Jul-23 |
|                                          |             |           |
|                                          |             |           |

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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Mal McInnes  
P (03)5988 9095  
M 0415 502 316  
E mal.mcinnnes@belleproperty.com



**56 MACFARLAN AVENUE  
BLAIRGOWRIE VIC 3942**

 3  2  3

Sold Price <sup>RS</sup> **\$2,020,000** <sup>UN</sup> Sold Date **31-Jul-23**

Distance **0.09km**

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

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