

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

2 KARA COURT 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

or range
between

\$1,950,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jan 2024

to

31 Dec 2024

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

1 CAXTON STREET BLAIRGOWRIE VIC 3942	\$2,230,000	28-Oct-24
19 SUMMONER STREET BLAIRGOWRIE VIC 3942	\$1,840,000	23-Nov-24
17 SCOTT STREET BLAIRGOWRIE VIC 3942	\$2,050,000	13-May-24

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: 15 January 2025

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**1 CAXTON STREET BLAIRGOWRIE
VIC 3942**

5 3 2

Sold Price **\$2,230,000** Sold Date **28-Oct-24**

Distance **0.23km**



**19 SUMMONER STREET
BLAIRGOWRIE VIC 3942**

5 3 -

Sold Price **\$1,840,000** Sold Date **23-Nov-24**

Distance **1.34km**



**17 SCOTT STREET BLAIRGOWRIE
VIC 3942**

4 3 2

Sold Price **\$2,050,000** Sold Date **13-May-24**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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