

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

48 Garden Street 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Blairgowrie

Period-from

01 May 2019

to

30 Apr 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

33 Mungala Crescent Blairgowrie VIC 3942	\$870,000	17-Dec-19
2 Arnold Street Blairgowrie VIC 3942	\$765,000	19-Nov-19
10 Garden Street Blairgowrie VIC 3942	\$832,000	09-Nov-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: 19 May 2020



33 Mungala Crescent Blairgowrie VIC 3942

Sold Price

\$870,000

Sold Date

17-Dec-19

 2

 1

 2

Distance

1.66km



2 Arnold Street Blairgowrie VIC 3942

Sold Price

\$765,000

Sold Date

19-Nov-19

 3

 1

 1

Distance

0.9km



10 Garden Street Blairgowrie VIC 3942

Sold Price

\$832,000

Sold Date

09-Nov-19

 3

 1

 2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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