

## 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

5 MACKIE COURT BLAIRGOWRIE VIC 3942

### Indicative selling price

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

Single Price

\$2,000,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Apr 2021

to

31 Mar 2022

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

4 BROOKS AVENUE BLAIRGOWRIE VIC 3942	\$2,200,000	11-Feb-22
4 GODFREY STREET BLAIRGOWRIE VIC 3942	\$2,000,000	25-Jan-22
13 MACKIE COURT BLAIRGOWRIE VIC 3942	\$2,140,000	22-Jan-22

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: 13 April 2022