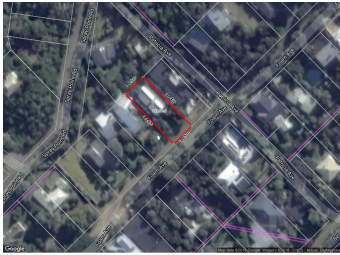


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 FOAM AVENUE, BLAIRGOWRIE, VIC

3 2 -

Indicative Selling Price

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

Single Price: **\$1,150,000**

Provided by: Mark Prentice, Prentice Real Estate Rye

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$840,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



87 HUGHES RD, BLAIRGOWRIE, VIC 3942

3 1 2

Sale Price

\$1,090,000

Sale Date: 30/07/2017

Distance from Property: 472m



58 OCEAN RD, BLAIRGOWRIE, VIC 3942

3 2 2

Sale Price

\$1,280,000

Sale Date: 09/09/2017

Distance from Property: 662m



45 HUGHES RD, BLAIRGOWRIE, VIC 3942

4 3 1

Sale Price

***\$1,150,000**

Sale Date: 30/10/2017

Distance from Property: 655m



This report has been compiled on 05/02/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - 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

28 FOAM AVENUE, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Single Price:

\$1,150,000

Median sale price

Median price

\$840,000

House

Unit

Suburb

BLAIRGOWRIE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
87 HUGHES RD, BLAIRGOWRIE, VIC 3942	\$1,090,000	30/07/2017
58 OCEAN RD, BLAIRGOWRIE, VIC 3942	\$1,280,000	09/09/2017
45 HUGHES RD, BLAIRGOWRIE, VIC 3942	*\$1,150,000	30/10/2017