

## 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

2789 POINT NEPEAN ROAD 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

or range  
between

\$2,950,000

&

\$3,200,000

### 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

36 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942	\$2,950,000	05-Sep-24
33 PEARSE ROAD BLAIRGOWRIE VIC 3942	\$3,150,000	13-Aug-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: 13 January 2025

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**36 CANTERBURY JETTY ROAD  
BLAIRGOWRIE VIC 3942**

 6  4  4

Sold Price <sup>RS</sup> **\$2,950,000** <sup>UN</sup> Sold Date **05-Sep-24**

Distance **0.59km**



**33 PEARSE ROAD BLAIRGOWRIE  
VIC 3942**

 3  3  -

Sold Price **\$3,150,000** Sold Date **13-Aug-24**

Distance **1.93km**

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

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