

STATEMENT OF INFORMATION

45A WILSON ROAD, BLAIRGOWRIE, VIC 3942

PREPARED BY STEPHEN BROWN, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45A WILSON ROAD, BLAIRGOWRIE, VIC

2 1 1

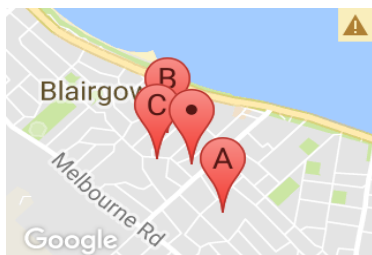
Indicative Selling Price

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

Price Range: \$840,000 to \$920,000

Provided by: Stephen Brown, Briggs Shaw Real Estate

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$815,000

01 October 2016 to 30 September 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.



13 ELLESMERE ST, BLAIRGOWRIE, VIC 3942

2 1 1

Sale Price

\$665,000

Sale Date: 26/06/2017

Distance from Property: 393m



22 CHARLES ST, BLAIRGOWRIE, VIC 3942

3 2 2

Sale Price

\$1,000,000

Sale Date: 06/10/2017

Distance from Property: 277m



25 WHITEHEAD ST, BLAIRGOWRIE, VIC 3942

3 1 -

Sale Price

***\$1,500,000**

Sale Date: 03/10/2017

Distance from Property: 230m



This report has been compiled on 16/11/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - 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

45A WILSON ROAD, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Price Range:

\$840,000 to \$920,000

Median sale price

Median price

\$815,000

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2016 to 30 September 2017

Source



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
13 ELLESMERE ST, BLAIRGOWRIE, VIC 3942	\$665,000	26/06/2017
22 CHARLES ST, BLAIRGOWRIE, VIC 3942	\$1,000,000	06/10/2017
25 WHITEHEAD ST, BLAIRGOWRIE, VIC 3942	*\$1,500,000	03/10/2017