

## 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

61 Garden Street 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

\$860,000

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 50 Garden Street Blairgowrie VIC 3942 | \$825,000 | 26-Sep-19 |
| 28 Scott Street Blairgowrie VIC 3942  | \$880,000 | 24-Feb-20 |
| 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: 08 May 2020

**50 Garden Street Blairgowrie VIC 3942**

Sold Price

**\$825,000**

Sold Date

**26-Sep-19**

4



2



2

Distance

**0.07km****28 Scott Street Blairgowrie VIC 3942**

Sold Price

**\$880,000**

Sold Date

**24-Feb-20**

3



2



2

Distance

**0.46km****10 Garden Street Blairgowrie VIC 3942**

Sold Price

**\$832,000**

Sold Date

**09-Nov-19**

3



1



2

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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