

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

9 PHILLIPA STREET BLAIRGOWRIE VIC 3942

Indicative selling price

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

Single Price

or range
between

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Oct 2023

to

30 Sep 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

5 SCOTT STREET BLAIRGOWRIE VIC 3942

\$890,000

05-May-24

25 REEVES STREET BLAIRGOWRIE VIC 3942

\$906,000

01-Oct-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: 30 October 2024

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5 SCOTT STREET BLAIRGOWRIE
VIC 3942

Sold Price

\$890,000

Sold Date

05-May-24

3

1

1

Distance

0.39km



25 REEVES STREET BLAIRGOWRIE
VIC 3942

Sold Price

RS

\$906,000

UN

Sold Date

01-Oct-24

3

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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