

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

45 Dana Avenue 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

\$2,150,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Feb 2021

to

31 Jan 2022

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

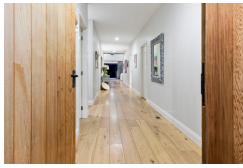
Date of sale

2 Hilltop Avenue Blairgowrie VIC 3942	\$2,250,000	15-Oct-21
23 Kirwood Street Blairgowrie VIC 3942	\$2,197,272	01-Oct-21
13 Kirwood Street Blairgowrie VIC 3942	\$2,300,000	19-Feb-22

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: 23 February 2022



2 Hilltop Avenue Blairgowrie VIC 3942

 3  2  2

Sold Price

\$2,250,000

Sold Date

15-Oct-21

Distance

0.47km



23 Kirwood Street Blairgowrie VIC 3942

 5  -  -

Sold Price

\$2,197,272

Sold Date

01-Oct-21

Distance

0.42km



13 Kirwood Street Blairgowrie VIC 3942

 4  3  6

Sold Price ^{RS} **\$2,300,000** ^{UN}

Sold Date

19-Feb-22

Distance

0.48km



24 Charles Street Blairgowrie VIC 3942

 4  2  2

Sold Price

\$2,125,000

Sold Date

20-Nov-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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