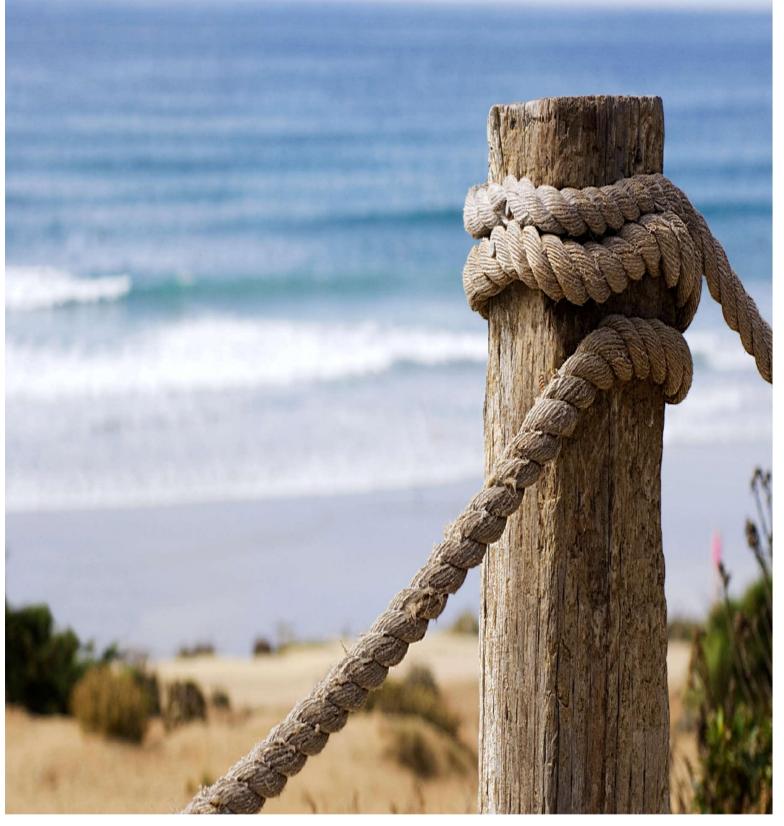
# STATEMENT OF INFORMATION

41 MACFARLAN AVENUE, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

# Briggs Shaw REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 41 MACFARLAN AVENUE, BLAIRGOWRIE, 🕮 5 🕒 3 🚓 2







**Indicative Selling Price** 

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

Price Range:

\$2,200,000 to \$2,420,000

#### **MEDIAN SALE PRICE**



# **BLAIRGOWRIE, VIC, 3942**

**Suburb Median Sale Price (House)** 

\$820,000

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.



9 MOONAH AVE, BLAIRGOWRIE, VIC 3942







Sale Price

\$2,810,000

Sale Date: 05/08/2017

Distance from Property: 591m





6 BROOKE CRES, BLAIRGOWRIE, VIC 3942







Sale Price

\$1,530,000

Sale Date: 29/10/2016

Distance from Property: 524m





56 FAWKNER AVE, BLAIRGOWRIE, VIC 3942







Sale Price

\$2,210,000

Sale Date: 23/03/2017

Distance from Property: 351m



# 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	41 MACFARLAN AVENUE, BLAIRGOWRIE, VIC 3942
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#### Indicative selling price

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

Price Range: \$2,200,000 to \$2,420,000

# Median sale price

Median price	\$820,000	House X	Unit	Suburb	BLAIRGOWRIE	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

# 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
9 MOONAH AVE, BLAIRGOWRIE, VIC 3942	\$2,810,000	05/08/2017
6 BROOKE CRES, BLAIRGOWRIE, VIC 3942	\$1,530,000	29/10/2016
56 FAWKNER AVE, BLAIRGOWRIE, VIC 3942	\$2,210,000	23/03/2017

