

STATEMENT OF INFORMATION

41 MACFARLAN AVENUE, BLAIRGOWRIE, VIC 3942

PREPARED BY 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: 

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

 5  3  4

Sale Price

\$2,810,000

Sale Date: 05/08/2017

Distance from Property: 591m



6 BROOKE CRES, BLAIRGOWRIE, VIC 3942

 4  2  2

Sale Price

\$1,530,000

Sale Date: 29/10/2016

Distance from Property: 524m



56 FAWKNER AVE, BLAIRGOWRIE, VIC 3942

 3  2  2

Sale Price

\$2,210,000

Sale Date: 23/03/2017

Distance from Property: 351m



This report has been compiled on 11/10/2017 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

41 MACFARLAN AVENUE, BLAIRGOWRIE, VIC 3942

Indicative selling price

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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



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