

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

7 Nicholas 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

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Dec 2019

to

30 Nov 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

6 Topaz Street Blairgowrie VIC 3942	\$824,000	30-Jul-20
8 Harleian Street Blairgowrie VIC 3942	\$758,000	14-Jun-20
26 Scott Street Blairgowrie VIC 3942	-	17-Nov-20

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: 21 December 2020



6 Topaz Street Blairgowrie VIC 3942

 4  2  2

Sold Price

\$824,000

Sold Date

30-Jul-20

Distance

0.24km



8 Harleian Street Blairgowrie VIC 3942

 3  2  2

Sold Price

\$758,000

Sold Date

14-Jun-20

Distance

0.26km



26 Scott Street Blairgowrie VIC 3942

 3  2  4

Sold Price

^{RS}

Sold Date

17-Nov-20

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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