

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

251 MELBOURNE ROAD BLAIRCOWRIE 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

\$1,265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Dec 2021

to

30 Nov 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 SAXON STREET RYE VIC 3941	\$1,525,000	04-Oct-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: 08 December 2022

**2 SAXON STREET RYE VIC 3941**

Sold Price

\$1,525,000

Sold Date

04-Oct-22 5 3 2

Distance

0.21km**RS** = Recent sale**UN** = Undisclosed Sale

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