

## 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

5 NICHOLAS STREET BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Feb 2024

to

31 Jan 2025

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

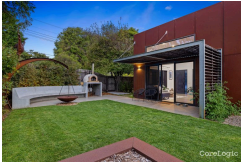
Date of sale

1 FLORENCE DRIVE RYE VIC 3941	\$1,400,000	16-Aug-24
18 REEVES STREET BLAIRGOWRIE VIC 3942	\$1,435,000	11-Dec-24

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: 03 February 2025



**1 FLORENCE DRIVE RYE VIC 3941**

Sold Price

**\$1,400,000**

Sold Date

**16-Aug-24**

 4  3  2

Distance

**1.7km**



**18 REEVES STREET BLAIRGOWRIE VIC 3942**

Sold Price

**\$1,435,000**

Sold Date

**11-Dec-24**

 3  2  2

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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