

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

6 Bath 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Land

Suburb

Blairgowrie

Period-from

01 Apr 2020

to

31 Mar 2021

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 Miller Street Blairgowrie VIC 3942	\$953,100	06-Mar-21
37 Caxton Street Blairgowrie VIC 3942	\$1,060,000	24-Apr-21
1 Miller Street Blairgowrie VIC 3942	\$1,106,000	01-Mar-21

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: 26 April 2021



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2 Miller Street Blairgowrie VIC 3942 Sold Price

^{RS} **\$953,100** Sold Date **06-Mar-21**

- - -

Distance **0.21km**



37 Caxton Street Blairgowrie VIC 3942 Sold Price

^{RS} **\$1,060,000** Sold Date **24-Apr-21**

2 1 -

Distance **0.22km**



1 Miller Street Blairgowrie VIC 3942 Sold Price

^{RS} **\$1,106,000** ^{UN} Sold Date **01-Mar-21**

3 1 1

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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