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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Topaz Street Blairgowrie VIC 3942

4 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$895,000

Median Sale Price

\$985,000 Houses in Blairgowrie between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



18 Caxton Street Blairgowrie VIC 3942

4 2 1

Sold Price ^{RS} **\$1,055,000**

Sold Date **30-Mar-19**

Distance **0.37km**



27 Woodland Close Blairgowrie VIC 3942

4 2 2

Sold Price ^{RS} **\$880,000** ^{UN}

Sold Date **08-May-19**

Distance **0.47km**



496 Tasman Drive Rye VIC 3941

4 2 2

Sold Price **\$845,000**

Sold Date **15-Jan-19**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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