

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

74 Revell 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

\*House

X

\*Unit

Suburb

Blairgowrie

Period-from

01 Oct 2017

to

30 Sep 2018

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 six 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

58 Marcia Avenue Rye VIC 3941	\$1,050,000	03-Sep-18
70 Adelaide Street Blairgowrie VIC 3942	\$1,130,000	21-Aug-18
38 Anelida Street Rye VIC 3941	\$1,005,000	30-May-18

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 six months.~~

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**58 Marcia Avenue Rye VIC 3941**

Sold Price **\$1,050,000**

Sold Date **03-Sep-18**

 4  2  2

Distance **1.82km**



**70 Adelaide Street Blairgowrie VIC 3942**

Sold Price **\$1,130,000**

Sold Date **21-Aug-18**

 3  2  2

Distance **0.86km**



**38 Anelida Street Rye VIC 3941**

Sold Price **\$1,005,000**

Sold Date **30-May-18**

 4  2  2

Distance **1.41km**

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