

## STATEMENT OF INFORMATION

32 EGERTON STREET, BLAIRGOWRIE, VIC 3942

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



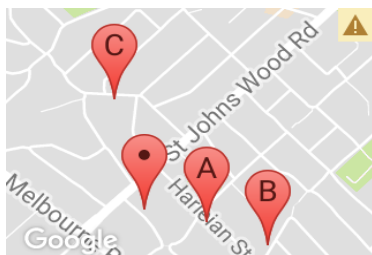
**32 EGERTON STREET, BLAIRGOWRIE, VIC**  5  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **900,000 to 1,000,000**

## MEDIAN SALE PRICE



**BLAIRGOWRIE, VIC, 3942**

Suburb Median Sale Price (House)

**\$827,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**45 HARLEIAN ST, BLAIRGOWRIE, VIC 3942**

 4  2  2

Sale Price

**\$1,215,000**

Sale Date: 16/05/2017

Distance from Property: 209m



**86 WILLIAM RD, BLAIRGOWRIE, VIC 3942**

 4  2  2

Sale Price

**\$1,350,000**

Sale Date: 02/05/2017

Distance from Property: 419m



**25 WHITEHEAD ST, BLAIRGOWRIE, VIC 3942**

 3  1  -

Sale Price

**Price Withheld**

Sale Date: 29/09/2017

Distance from Property: 406m



This report has been compiled on 05/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

32 EGERTON 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)

Price Range:

900,000 to 1,000,000

Median sale price

Median price

\$827,500

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
45 HARLEIAN ST, BLAIRGOWRIE, VIC 3942	\$1,215,000	16/05/2017
86 WILLIAM RD, BLAIRGOWRIE, VIC 3942	\$1,350,000	02/05/2017
25 WHITEHEAD ST, BLAIRGOWRIE, VIC 3942	Price Withheld	29/09/2017