

# 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

141 Melbourne Road, Blairgowrie Vic 3942

### Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,362,500

Property Type House

Suburb Blairgowrie

Period - From 01/10/2023

to 30/09/2024

Source REIV

### 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
1	149 Melbourne Rd RYE 3941	\$1,250,000	22/11/2024
2	19 Nerissa St RYE 3941	\$1,060,000	20/11/2024
3	1 Adam St RYE 3941	\$1,150,000	05/10/2024

**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.~~

This Statement of Information was prepared on:

06/12/2024 15:07

Nick Johnstone

03 9553 8300

0414 276 871

nick@nickjohnstone.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2024: \$1,362,500



4 3.5 4

**Property Type:**

Agent Comments

## Comparable Properties



**149 Melbourne Rd RYE 3941 (REI)**

Agent Comments

4 2 4

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** House (Res)

**Land Size:** 953 sqm approx



**19 Nerissa St RYE 3941 (REI)**

Agent Comments

4 2 4

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** House

**Land Size:** 863 sqm approx



**1 Adam St RYE 3941 (REI)**

Agent Comments

4 2 3

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** House (Res)

**Land Size:** 599 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400