

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

37 Caxton 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

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Mar 2020

to

28 Feb 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 Godwin Street Blairgowrie VIC 3942	\$828,000	22-Jan-21
38 Melibee Street Blairgowrie VIC 3942	\$888,000	10-Jan-21
19 Phillipa Street Blairgowrie VIC 3942	\$892,536	08-Feb-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: 23 March 2021



2 Godwin Street Blairgowrie VIC 3942

3 1 2

Sold Price

RS

\$828,000

Sold Date

22-Jan-21

Distance

0.05km



38 Melibee Street Blairgowrie VIC 3942

3 1 2

Sold Price

\$888,000

Sold Date

10-Jan-21

Distance

0.08km



19 Phillipa Street Blairgowrie VIC 3942

3 2 2

Sold Price

\$892,536

Sold Date

08-Feb-21

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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