

# 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 117 William Road, Blairgowrie 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$ 730,000 & \$ 800,000

### Median sale price

Median price \$910,000 \*House ☒ Suburb Blairgowrie

Period - From 01 Feb 2017 to 05 Feb 2018 Source REA

### Comparable property sales

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
67 Revell Street, Blairgowrie 3942	\$ 760,000	13 Dec 2017
87 Revell Street, Blairgowrie 3942	\$ 730,000	02 Sep 2017
8 Royadie Road, Blairgowrie 3942	\$ 790,000	19 Dec 2017

### Property offered for sale by

Agent Name and  
Contact Details David Cowie  
0414 674 963  
david.cowie@nl.com.au

DATE Prepared: 8<sup>th</sup> February 2018