

## 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 67 Ridley 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)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,460,000 Property type House Suburb Blairgowrie VIC 3942

Period - From 01/09/2020 to 31/08/2021 Source CoreLogic

### 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
2 Hilltop Avenue, Blairgowrie VIC 3942	\$2,250,000	21/10/2021
19 Garden Street, Blairgowrie VIC 3942	\$2,700,000	23/06/2021
18 Friar Street, Blairgowrie VIC 3942	\$2,176,000	08/10/2021

This Statement of Information was prepared on: 29/11/2021