

# STATEMENT OF INFORMATION

83 WILLIAM ROAD, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



**Briggs Shaw** REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**83 WILLIAM ROAD, BLAIRGOWRIE, VIC**

4 2 2

Indicative Selling Price

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

Price Range: **\$950,000 to \$1,045,000**

## MEDIAN SALE PRICE



**BLAIRGOWRIE, VIC, 3942**

Suburb Median Sale Price (House)

**\$800,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## 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.



**9 WILLIAM RD, BLAIRGOWRIE, VIC 3942**

4 3 5

Sale Price

**\$1,095,000**

Sale Date: 02/03/2017

Distance from Property: 707m



**6 BROOKS AVE, BLAIRGOWRIE, VIC 3942**

4 2 2

Sale Price

**\$1,115,000**

Sale Date: 25/02/2017

Distance from Property: 522m



**24 ADELAIDE ST, BLAIRGOWRIE, VIC 3942**

3 2 2

Sale Price

**\*\$1,035,000**

Sale Date: 08/06/2017

Distance from Property: 632m



This report has been compiled on 21/08/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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14 MANLEY CRT, BLAIRGOWRIE, VIC 3942

 3  2  3

Sale Price

**\*\$915,000**

Sale Date: 30/04/2017

Distance from Property: 601m



12 SCOTT ST, BLAIRGOWRIE, VIC 3942

 3  2  4

Sale Price

**\$957,500**

Sale Date: 13/04/2017

Distance from Property: 447m



# 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

83 WILLIAM 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)

Price Range: \$950,000 to \$1,045,000

### Median sale price

Median price

\$800,500

House

Unit

Suburb

BLAIRGOWRIE

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
9 WILLIAM RD, BLAIRGOWRIE, VIC 3942	\$1,095,000	02/03/2017
6 BROOKS AVE, BLAIRGOWRIE, VIC 3942	\$1,115,000	25/02/2017
24 ADELAIDE ST, BLAIRGOWRIE, VIC 3942	*\$1,035,000	08/06/2017
14 MANLEY CRT, BLAIRGOWRIE, VIC 3942	*\$915,000	30/04/2017

12 SCOTT ST, BLAIRGOWRIE, VIC 3942	\$957,500	13/04/2017
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