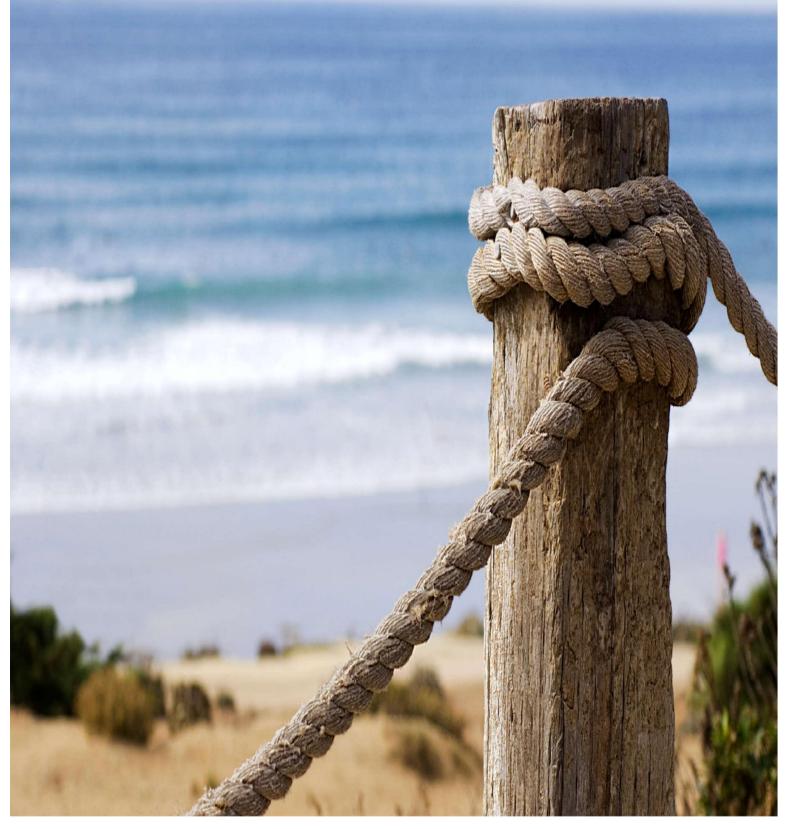
STATEMENT OF INFORMATION

83 WILLIAM ROAD, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



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 = 2







Indicative Selling Price

For the meaning of this price see 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







Sale Price

\$1,095,000

Sale Date: 02/03/2017

Distance from Property: 707m





6 BROOKS AVE, BLAIRGOWRIE, VIC 3942







Sale Price

\$1,115,000

Sale Date: 25/02/2017

Distance from Property: 522m





24 ADELAIDE ST, BLAIRGOWRIE, VIC 3942







Sale Price

*\$1.035.000

Sale Date: 08/06/2017

Distance from Property: 632m



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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







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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$800,500	House X	Unit	Suburb	BLAIRGOWRIE
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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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