

# STATEMENT OF INFORMATION

7 LAW STREET, BLAIRGOWRIE, VIC 3942

PREPARED BY SALLY JOHNSTONE, BRIGGS SHAW REAL ESTATE



**Briggs Shaw** REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 LAW STREET, BLAIRGOWRIE, VIC 3942**



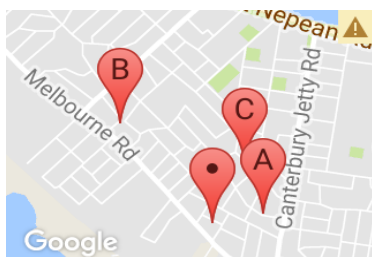
### Indicative Selling Price

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

**Price Range: \$680,000 to \$730,000**

Provided by: Stephen Brown, Briggs Shaw Real Estate

## MEDIAN SALE PRICE



**BLAIRGOWRIE, VIC, 3942**

Suburb Median Sale Price (House)

**\$933,000**

01 July 2017 to 31 December 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.



**12 PHILLIPA ST, BLAIRGOWRIE, VIC 3942**



### Sale Price

**\*\$701,000**

Sale Date: 10/12/2017

Distance from Property: 331m



**87 REVELL ST, BLAIRGOWRIE, VIC 3942**



### Sale Price

**\*\$730,000**

Sale Date: 02/09/2017

Distance from Property: 928m



**23 GEOFFREY ST, BLAIRGOWRIE, VIC 3942**



### Sale Price

**\$726,000**

Sale Date: 15/08/2017

Distance from Property: 468m



This report has been compiled on 18/01/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

7 LAW STREET, BLAIRGOWRIE, VIC 3942

Indicative selling price

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Price Range:

\$680,000 to \$730,000

Median sale price

Median price

\$933,000

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 July 2017 to 31 December 2017

Source



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
12 PHILLIPA ST, BLAIRGOWRIE, VIC 3942	*\$701,000	10/12/2017
87 REVELL ST, BLAIRGOWRIE, VIC 3942	*\$730,000	02/09/2017
23 GEOFFREY ST, BLAIRGOWRIE, VIC 3942	\$726,000	15/08/2017