

## 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  
Including suburb and  
postcode

16 MACKIE COURT BLAIRGOWRIE VIC 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)

Single Price

or range  
between

\$1,399,000

&

\$1,535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

37 MELIBEE STREET BLAIRGOWRIE VIC 3942	\$1,490,000	30-Aug-24
6 PATRICIA AVENUE BLAIRGOWRIE VIC 3942	\$1,500,000	09-Nov-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 November 2024

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**37 MELIBEE STREET  
BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price **\$1,490,000** Sold Date **30-Aug-24**

Distance **1.5km**



**6 PATRICIA AVENUE  
BLAIRGOWRIE VIC 3942**

3 2 -

Sold Price <sup>RS</sup> **\$1,500,000** <sup>UN</sup> Sold Date **09-Nov-24**

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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