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

Period-from

For the meaning of this price see 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 ap	plicable)				
Median Price	\$1,450,000	Property type	House	Suburb	Blairgowrie

31 Oct 2024

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

01 Nov 2023

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.

to

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

Source



Corelogic

consumer.vic.gov.au



Tim Bradler

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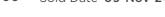
E tim.bradler@belleproperty.com



37 MELIBEE STREET BLAIRGOWRIE VIC 3942

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Sold Price ^{RS}\$1,500,000 ^{UN} Sold Date 09-Nov-24



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

Distance

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6 PATRICIA AVENUE BLAIRGOWRIE VIC 3942

Sold Price

Distance 1.66km

1.5km

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

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