

# 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

36 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,200,000

&

\$3,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,581,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jun 2023

to

31 May 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 4 INVERNESS AVENUE BLAIRGOWRIE VIC 3942    | \$3,450,000 | 24-Jan-24 |
| 86 ST JOHNS WOOD ROAD BLAIRGOWRIE VIC 3942 | \$3,450,000 | 25-May-24 |
| 9 LEVER AVENUE BLAIRGOWRIE VIC 3942        | \$3,480,000 | 28-Feb-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.~~

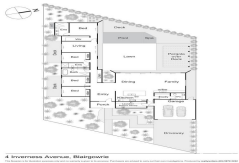
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4 INVERNESS AVENUE  
BLAIRGOWRIE VIC 3942

4

3

2

Sold Price

\$3,450,000

Sold Date

24-Jan-24

Distance

1.15km



86 ST JOHNS WOOD ROAD  
BLAIRGOWRIE VIC 3942

4

3

-

Sold Price

<sup>RS</sup>\$3,450,000

Sold Date

25-May-24

Distance

1.56km



9 LEVER AVENUE BLAIRGOWRIE  
VIC 3942

4

3

2

Sold Price

\$3,480,000

Sold Date

28-Feb-24

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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