

STATEMENT OF INFORMATION

2 MUNGALA CRESCENT, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MUNGALA CRESCENT, BLAIRGOWRIE,



3



1



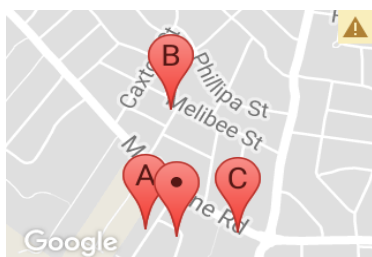
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Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$800,000

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.



14 TIBIR ST, BLAIRGOWRIE, VIC 3942



3



2



4

Sale Price

***\$881,000**

Sale Date: 28/04/2017

Distance from Property: 103m



4 PENMAN ST, BLAIRGOWRIE, VIC 3942



3



2



2

Sale Price

\$692,000

Sale Date: 15/04/2017

Distance from Property: 455m



249 MELBOURNE RD, BLAIRGOWRIE, VIC 3942



3



1



2

Sale Price

\$540,000

Sale Date: 07/03/2017

Distance from Property: 198m



This report has been compiled on 12/07/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - 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

2 MUNGALA CRESCENT, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$800,000

House

X

Unit

Suburb

BLAIRGOWRIE

Period

01 July 2016 to 30 June 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
14 TIBIR ST, BLAIRGOWRIE, VIC 3942	*\$881,000	28/04/2017
4 PENMAN ST, BLAIRGOWRIE, VIC 3942	\$692,000	15/04/2017
249 MELBOURNE RD, BLAIRGOWRIE, VIC 3942	\$540,000	07/03/2017