

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

2 HARLEIAN STREET BLAIRGOWRIE VIC 3942

Indicative selling price

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

Single Price

or range
between

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Aug 2022

to

31 Jul 2023

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

13 ARNOLD STREET BLAIRGOWRIE VIC 3942	\$1,020,000	03-Mar-23
22 EDINA COURT BLAIRGOWRIE VIC 3942	\$1,085,000	21-Jun-23

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: 18 August 2023



13 ARNOLD STREET BLAIRGOWRIE VIC 3942 Sold Price **\$1,020,000** Sold Date **03-Mar-23**

2 1 1

Distance **0.61km**



22 EDINA COURT BLAIRGOWRIE VIC 3942 Sold Price ^{RS} **\$1,085,000** Sold Date **21-Jun-23**

3 1 2

Distance **0.66km**

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

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