

STATEMENT OF INFORMATION

3 ELLESMERE STREET, BLAIRGOWRIE, VIC 3942

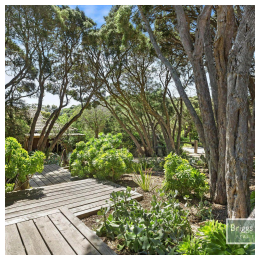
PREPARED BY NERIDA BRYDON, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ELLESMERE STREET, BLAIRGOWRIE,

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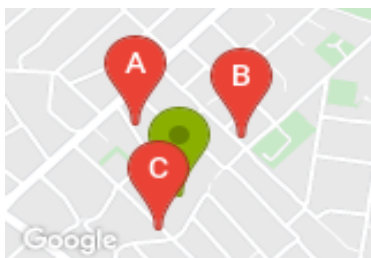
Indicative Selling Price

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

Price Range: **\$860,000 to \$890,000**

Provided by: Nerida Brydon, Briggs Shaw Real Estate

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$920,000

01 April 2019 to 31 March 2020

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.



30 ELLESMERE ST, BLAIRGOWRIE, VIC

2 1 1

Sale Price

\$795,000

Sale Date: 08/08/2019

Distance from Property: 291m



50 GARDEN ST, BLAIRGOWRIE, VIC 3942

4 2 2

Sale Price

\$825,000

Sale Date: 26/09/2019

Distance from Property: 294m



27 HARLEIAN ST, BLAIRGOWRIE, VIC 3942

3 1 3

Sale Price

\$905,000

Sale Date: 02/12/2019

Distance from Property: 138m



This report has been compiled on 26/06/2020 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

3 ELLESMERE STREET, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Price Range: \$860,000 to \$890,000

Median sale price

Median price \$920,000

Property type

House

Suburb

BLAIRGOWRIE

Period

01 April 2019 to 31 March 2020

Source

 pricfinder

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

Price

Date of sale

30 ELLESMERE ST, BLAIRGOWRIE, VIC 3942	\$795,000	08/08/2019
50 GARDEN ST, BLAIRGOWRIE, VIC 3942	\$825,000	26/09/2019
27 HARLEIAN ST, BLAIRGOWRIE, VIC 3942	\$905,000	02/12/2019

This Statement of Information was prepared

26/06/2020