

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 28 Ocean Road, Blairgowrie VIC 3942

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,122,500 Property type House Suburb Blairgowrie VIC 3942

Period - From 01/01/2020 to 31/12/2020 Source CoreLogic

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
16 Lever Avenue, Blairgowrie VIC 3942	\$1,336,000	04/12/2020
44 Seaview Street, Blairgowrie VIC 3942	\$1,355,000	22/12/2020
8 Archer Street, Blairgowrie VIC 3942	\$1,200,000	13/12/2020

This Statement of Information was prepared on: 16/03/2021