

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

9 Foam Avenue 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Blairgowrie

Period-from

01 May 2019

to

30 Apr 2020

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

9 Central Avenue Blairgowrie VIC 3942	\$1,200,000	12-Dec-19
3 Archer Street Blairgowrie VIC 3942	\$1,180,000	23-Oct-19
23 Munro Street Blairgowrie VIC 3942	\$1,220,000	26-Feb-20

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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9 Central Avenue Blairgowrie VIC 3942

Sold Price

\$1,200,000

Sold Date

12-Dec-19

4 2 2

Distance

0.21km



3 Archer Street Blairgowrie VIC 3942

Sold Price

\$1,180,000

Sold Date

23-Oct-19

3 2 2

Distance

0.38km



23 Munro Street Blairgowrie VIC 3942

Sold Price

\$1,220,000

Sold Date

26-Feb-20

4 2 2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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