

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

8 Leland 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

\$2,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,252,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Jul 2020

to

30 Jun 2021

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

| | | |
|--|-------------|-----------|
| 11 Maxwell Street Blairgowrie VIC 3942 | \$2,526,001 | 29-May-21 |
| 11 Dana Avenue Blairgowrie VIC 3942 | \$2,500,000 | 06-Mar-21 |
| 18 Devon Avenue Blairgowrie VIC 3942 | \$2,425,000 | 22-Mar-21 |

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: 13 July 2021



11 Maxwell Street Blairgowrie VIC 3942

 4  2  2

Sold Price

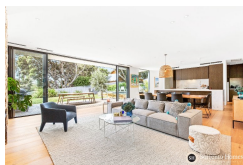
\$2,526,001

Sold Date

29-May-21

Distance

1.11km



11 Dana Avenue Blairgowrie VIC 3942

 4  3  4

Sold Price

\$2,500,000

Sold Date

06-Mar-21

Distance

1.25km



18 Devon Avenue Blairgowrie VIC 3942

 4  2  2

Sold Price

\$2,425,000

Sold Date

22-Mar-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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