

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

22 Royadie Road 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Land

Suburb

Blairgowrie

Period-from

01 Apr 2019

to

31 Mar 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

5 Law Street Blairgowrie VIC 3942	\$1,082,500	12-Nov-19
83 Lansdowne Street Blairgowrie VIC 3942	\$1,130,000	22-Jan-20
32 Florence Drive Rye VIC 3941	\$1,070,000	27-Nov-19

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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5 Law Street Blairgowrie VIC 3942 Sold Price **\$1,082,500** Sold Date **12-Nov-19**

4 2 2

Distance **0.44km**



83 Lansdowne Street Blairgowrie VIC 3942 Sold Price ^{RS} **\$1,130,000** ^{UN} Sold Date **22-Jan-20**

4 1 2

Distance **1.13km**



32 Florence Drive Rye VIC 3941 Sold Price **\$1,070,000** Sold Date **27-Nov-19**

5 3 2

Distance **1.57km**

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

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