

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

2973 POINT NEPEAN 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

\$3,100,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,683,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Aug 2022

to

31 Jul 2023

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

31 TARAKAN STREET SORRENTO VIC 3943	\$3,130,000	10-May-23
41 TARAKAN STREET SORRENTO VIC 3943	\$3,180,000	09-May-23
113 WILLIAM ROAD BLAIRGOWRIE VIC 3942	\$3,240,000	25-Mar-23

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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Tim Bradler

P 03 5988 9095

M 0400 312 412

E tim.bradler@belleproperty.com



31 TARAKAN STREET SORRENTO VIC 3943

Sold Price

\$3,130,000

Sold Date

10-May-23

4

3

2

Distance

0.65km

41 TARAKAN STREET SORRENTO VIC 3943

Sold Price

\$3,180,000

Sold Date

09-May-23

4

3

2

Distance

0.71km

113 WILLIAM ROAD BLAIRGOWRIE VIC 3942

Sold Price

\$3,240,000

Sold Date

25-Mar-23

5

3

2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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