

## 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

28 LANSDOWNE STREET BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Nov 2022

to

31 Oct 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 CAXTON STREET BLAIRGOWRIE VIC 3942	\$1,015,000	12-Oct-23
22 EDINA COURT BLAIRGOWRIE VIC 3942	\$1,085,000	15-Jun-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 CAXTON STREET BLAIRGOWRIE VIC 3942

Sold Price

RS

\$1,015,000

UN

Sold Date

12-Oct-23

3

1

-

Distance

0.38km

22 EDINA COURT BLAIRGOWRIE VIC 3942

Sold Price

\$1,085,000

Sold Date

15-Jun-23

3

1

2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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