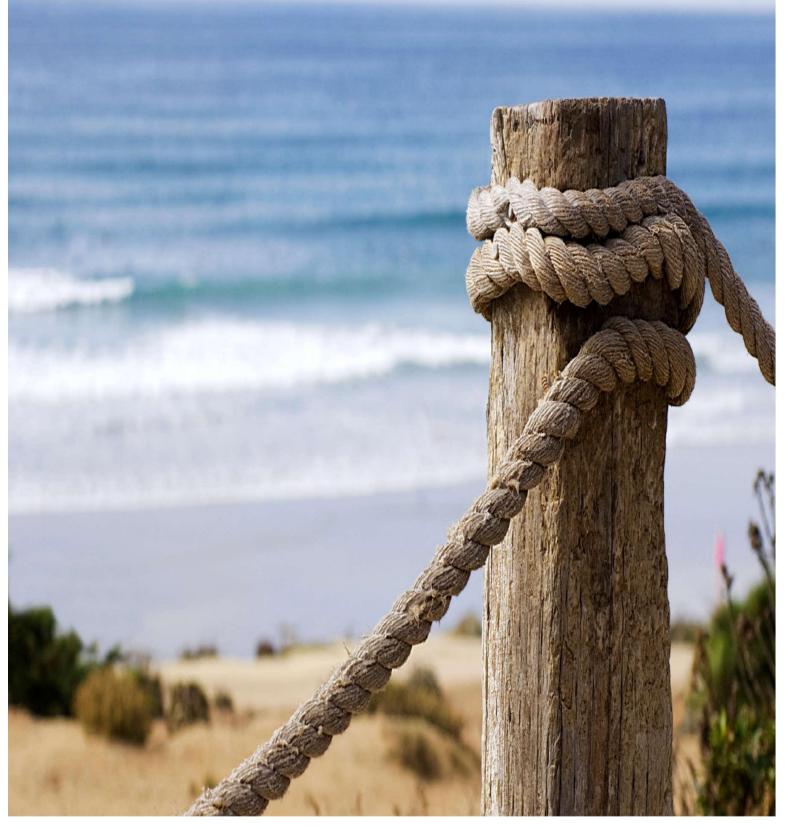
# STATEMENT OF INFORMATION

57 HUGHES RD, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

# Briggs Shaw REAL ESTATE

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 57 HUGHES RD, BLAIRGOWRIE, VIC 3942 🕮 3 🕒 2 🚓 1







**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,500,000 to \$1,500,000

#### **MEDIAN SALE PRICE**



# **BLAIRGOWRIE, VIC, 3942**

**Suburb Median Sale Price (House)** 

\$1,020,000

01 October 2017 to 31 March 2018

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 11 BROOKE CRES, BLAIRGOWRIE, VIC 3942







Sale Price

\*\*\$1,420,000

Sale Date: 16/04/2018

Distance from Property: 1km





16 TI-TREE AVE, BLAIRGOWRIE, VIC 3942







Sale Price

\$1,400,000

Sale Date: 15/02/2018

Distance from Property: 1.1km





20 FOAM AVE, BLAIRGOWRIE, VIC 3942







Sale Price

\$1.675.000

Sale Date: 30/12/2016

Distance from Property: 482m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	57 HUGHES RD, BLAIRGOWRIE, VIC 3942
---	-------------------------------------

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,500,000 to \$1,500,000

### Median sale price

Median price	\$1,020,000	House X	Unit	Suburb	BLAIRGOWRIE
Period	01 October 2017 to 31 March 2018		Source		ricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 BROOKE CRES, BLAIRGOWRIE, VIC 3942	**\$1,420,000	16/04/2018
16 TI-TREE AVE, BLAIRGOWRIE, VIC 3942	\$1,400,000	15/02/2018
20 FOAM AVE, BLAIRGOWRIE, VIC 3942	\$1,675,000	30/12/2016