

STATEMENT OF INFORMATION

57 HUGHES RD, BLAIRGOWRIE, VIC 3942

PREPARED BY 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



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



This report has been compiled on 20/06/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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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



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