

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

7 Ritchie Avenue 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Land

Suburb

Blairgowrie

Period-from

01 May 2019

to

30 Apr 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

40 Pearse Road Blairgowrie VIC 3942	\$884,000	07-Mar-20
4 Ritchie Avenue Blairgowrie VIC 3942	\$920,000	08-Jun-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.

This Statement of Information was prepared on: 25 May 2020



40 Pearse Road Blairgowrie VIC 3942

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Sold Price

^{RS}

\$884,000

Sold Date

07-Mar-20

Distance

0.68km



4 Ritchie Avenue Blairgowrie VIC 3942

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Sold Price

\$920,000

Sold Date

08-Jun-19

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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