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	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
-			

Median sale price

Median price	\$1,540,000	Pro	perty Type	House		Suburb	Blairgowrie
Period - From	01/04/2023	to	31/03/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	13 Louise St RYE 3941	\$1,575,000	19/01/2024
2	42 Macfarlan Av BLAIRGOWRIE 3942	\$1,530,000	16/01/2024
3	20 Carslake Av BLAIRGOWRIE 3942	\$1,320,000	02/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/05/2024 11:14













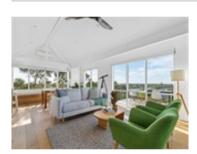
Property Type: House (Previously Occupied - Detached) Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price**

Year ending March 2024: \$1,540,000

Comparable Properties



13 Louise St RYE 3941 (REI/VG)





Agent Comments

Agent Comments

Price: \$1,575,000 Method: Private Sale Date: 19/01/2024 Property Type: House Land Size: 871 sqm approx



42 Macfarlan Av BLAIRGOWRIE 3942 (REI/VG) Agent Comments







Price: \$1,530,000 Method: Private Sale Date: 16/01/2024

Property Type: House (Res) Land Size: 1011 sqm approx



20 Carslake Av BLAIRGOWRIE 3942 (REI/VG)





Price: \$1,320,000 Method: Private Sale Date: 02/02/2024 Property Type: House Land Size: 642 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522



