

# 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

2 Happy Valley Avenue, Blairgowrie Vic 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,420,000 & \$1,520,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Blairgowrie

Period - From 01/01/2023 to 31/12/2023 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	Price	Date of sale
1	33 Whitehead St BLAIRGOWRIE 3942	\$1,655,000	19/10/2023
2	28 Garden St BLAIRGOWRIE 3942	\$1,600,000	04/11/2023
3	42 Macfarlan Av BLAIRGOWRIE 3942	\$1,530,000	16/01/2024

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 six months.~~

This Statement of Information was prepared on: 06/03/2024 09:20



 3    1    0

**Property Type:** House  
**Land Size:** 590 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,420,000 - \$1,520,000  
**Median House Price**  
Year ending December 2023: \$1,600,000

## Comparable Properties



**33 Whitehead St BLAIRGOWRIE 3942 (REI/VG)** **Agent Comments**

 3    1    6

**Price:** \$1,655,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 934 sqm approx



**28 Garden St BLAIRGOWRIE 3942 (REI)** **Agent Comments**

 3    2    4

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**42 Macfarlan Av BLAIRGOWRIE 3942 (REI)** **Agent Comments**

 3    2    2

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** House  
**Land Size:** 1011 sqm approx

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