

## 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

31 CAXTON STREET BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$1,090,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,683,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Sep 2022

to

31 Aug 2023

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

22 EDINA COURT BLAIRGOWRIE VIC 3942	\$1,085,000	21-Jun-23
13 KNOX ROAD BLAIRGOWRIE VIC 3942	\$1,152,500	16-May-23

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: 01 September 2023

**22 EDINA COURT BLAIRGOWRIE  
VIC 3942**Sold Price <sup>RS</sup> **\$1,085,000** Sold Date **21-Jun-23**

3 1 2

Distance **1.01km****13 KNOX ROAD BLAIRGOWRIE VIC  
3942**Sold Price **\$1,152,500** Sold Date **16-May-23**

3 1 -

Distance **0.51km****RS** = Recent sale      **UN** = Undisclosed Sale

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