

# 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

4 Byron 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)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,575,000 Property Type House Suburb Blairgowrie

Period - From 01/07/2022 to 30/06/2023 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	17 Kirwood St BLAIRGOWRIE 3942	\$2,800,000	27/09/2023
2	19 Seaview St BLAIRGOWRIE 3942	\$2,475,000	07/04/2023
3			

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:

03/10/2023 16:50



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1175 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median House Price**  
Year ending June 2023: \$1,575,000

## Comparable Properties



17 Kirwood St BLAIRGOWRIE 3942 (REI)

Agent Comments

4 2 -

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** House  
**Land Size:** 1379 sqm approx



19 Seaview St BLAIRGOWRIE 3942 (RE/VG)

Agent Comments

4 2 6

**Price:** \$2,475,000  
**Method:** Private Sale  
**Date:** 07/04/2023  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx

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.

Account - Marshall White | P: 03 9822 9999