

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 FOAM 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jul 2022

to

30 Jun 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

6 PATRICIA AVENUE BLAIRGOWRIE VIC 3942	\$1,600,000	02-May-23
7 KAY STREET BLAIRGOWRIE VIC 3942	\$1,455,000	06-May-23
3 GODFREY STREET BLAIRGOWRIE VIC 3942	\$1,430,000	06-Jun-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: 24 July 2023



**6 PATRICIA AVENUE
BLAIRGOWRIE VIC 3942**

3 2 3

Sold Price **\$1,600,000** Sold Date **02-May-23**

Distance **0.22km**



**7 KAY STREET BLAIRGOWRIE VIC
3942**

3 1 2

Sold Price **\$1,455,000** Sold Date **06-May-23**

Distance **0.26km**



**3 GODFREY STREET
BLAIRGOWRIE VIC 3942**

3 1 1

Sold Price ^{RS} **\$1,430,000** Sold Date **06-Jun-23**

Distance **1.51km**



**6 GODFREY STREET
BLAIRGOWRIE VIC 3942**

3 1 2

Sold Price **\$1,687,500** Sold Date **11-Feb-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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